



269 Brilliant Street, BATHURST, NSW 2795

Comfort, Convenience and Impressive Shedding

Positioned on the fringe of Bathurst's CBD, 269 Brilliant Street presents an outstanding opportunity for first home buyers, downsizers and investors seeking comfort, convenience and excellent shedding.

- Two spacious bedrooms, both with built-in wardrobes
- Large master bedroom featuring floor-to-ceiling built-in storage
- Naturally light-filled sunroom/study - ideal for working from home
- Generous kitchen with gas cooktop and electric oven
- Comfortable lounge room with split-system air conditioning and gas fireplace
- Original main bathroom with scope to update and add value
- Secure backyard with outdoor entertaining area
- Impressive 7m x 8m shed complete with fireplace
- Small front verandah adding street appeal

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L41318270

SALE DETAILS

Price Guide: \$645,000 - \$685,000

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Kurt Waterford
0439642390

- Convenient location close to the CBD, shops, schools and amenities
- Rear Lane access to Garage

Whether you're looking to move straight in, add your own touches over time, or secure a quality investment in a sought-after location, this charming home offers plenty of potential and practical features rarely found at this price point. With excellent shedding, multiple living spaces and a secure yard, 269 Brilliant Street is a property that delivers both lifestyle and value.

For more information or to arrange an inspection contact Kurt Waterford on 0439 642 390 or one of our Elders Emms Mooney agents on 02 6331 0744.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 367.88 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage
- Floorboards





