



**TIMELESS STYLE, POSITION & POISE**

## 397 Russell Street, Bathurst

Buyers Guide \$770,000 - \$800,000

Situated in one of Bathurst's most sought after locations, this stately property is oozing with charm and character and is sure to surpass your expectations. Spread over three levels offering more than enough space for the larger or growing families boasting stunning mountain views, quality inclusions and a warm "feels like home" ambience throughout. Set on a beautifully established 758sqm corner block with much more than meets the eye, this stunning home must be inspected to be appreciated. Call today to arrange an inspection.

Features include but are not limited to:

- Timber kitchen with granite benches and large meals area
- Formal dining and formal living area with built-in cabinetry
- Spacious separate rumpus room and wine cellar downstairs
- Five generously sized bedrooms plus a study/sixth bedroom with built-in robes
- Original family bathroom, ensuite to two bedrooms and a fourth shower and wc in the laundry



6



4



2

<b>Property ID:</b>	L928207
<b>Property Type:</b>	House
<b>Garages:</b>	2
<b>Land Area:</b>	758.0 sqm

### Grant Maskill-Downton

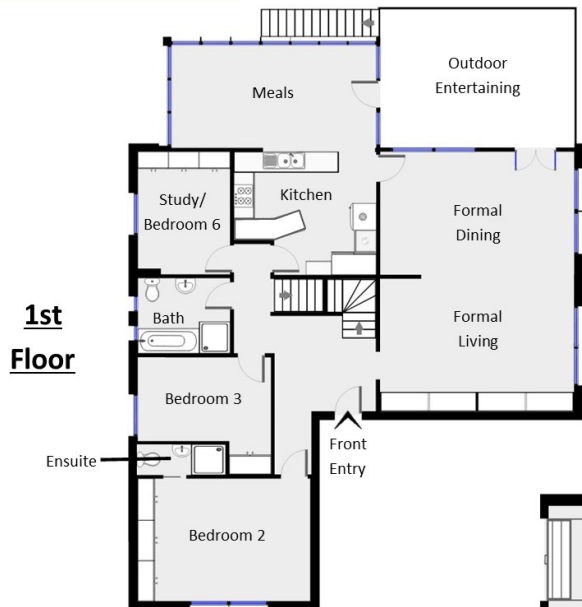
0459406206

grant.maskill-

downton@bathurst.rh.com.au

- Ducted gas heating throughout plus split system air conditioning
- High ceilings, decorative cornice, polished timber floorboards
- Elevated outdoor entertaining area with picturesque mountain views
- Additional paved outdoor entertaining space on the ground level
- Double lock-up garage with internal access and abundant storage space
- Beautifully established, fully-enclosed rear yard
- Short walk to both primary and secondary schools and the adventure playground

VENDOR WILL CONSIDER ALL REASONABLE OFFERS PRIOR TO AUCTION



**Disclaimer:** Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however are to be used as a guide only, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.