

12 Swanbrooke Street, Windradyne

Frequently Asked Questions

LAYOUT	4 Bedroom, 1 Bathroom, Single Garage and 1 Carspot
PRICE GUIDE	\$730,000 - \$760,000
BLOCK SIZE	1040sqm
STRUCTURE	Brick exterior with tiled roof
RENTAL ESTIMATE	Approx. \$580 per week
LAND RATES	\$757pq
HEATING/ COOLING	Split System for heating and cooling
NBN	NBN Fibre to the Premises (FTTP) available
APPLIANCES	• Daiken split system for heating and cooling • White Westinghouse electric cooktop and oven • Therman electric HWS
PARKING / GARAGES	Single Lock up garage and additional parking spot
LOCAL ATTRACTIONS	• Westpoint Shopping Centre 800m • Freeman Park 1.1km • Bathurst CBD 5.1km • Bathurst Base Hospital 4.1km • Mount Panorama 7.5km
TRANSPORT OPTIONS	School busses/ public transport.
SCHOOLS	Bathurst West Public School 1.64km (zoned) Bathurst High School Campus 2.44km (zoned) Scots All Saint College 1.46 (not zoned)

All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement.

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Additional Information

Packed with space, functionality, and outstanding potential, this four-bedroom family home presents an excellent opportunity for buyers looking to add value or personalise through renovation. Offering solid bones and a practical floor plan, the home features two generous living areas, a separate dining room, and a spacious kitchen.

The main bedroom includes a walk-in robe while the remaining bedrooms are all generously proportioned. A family bathroom with separate shower and bath, separate internal toilet, and an additional toilet off the laundry provide convenience for growing families.

Comfortable as is, the home also includes split-system heating and cooling, a storage room adjoining the single lock-up garage, additional off-street parking, a paved outdoor entertaining area, and a low-maintenance yard complete with a garden shed.

Positioned in an established and family-friendly Bathurst neighbourhood, the property enjoys easy access to parks, walking tracks, schools, shopping centres, and everyday amenities.

Whether you're an owner-occupier looking to modernise over time or an investor seeking to unlock additional value, this property offers the ideal foundation to renovate for strong future returns. With its generous proportions, sought-after location, and scope for improvement, the rewards are there for those prepared to add their own touch.

FEATURES YOU WILL LOVE

- Separate internal toilet + additional second toilet
 - Split system heating/cooling
 - Storage room off garage
 - Two large living areas
 - Separate dining area
 - Paved entertaining area
 - Small garden shed
- Single lock up garage + secondary car space

FAST FACTS:

Land Size: 1040sqm

Home Size: 214 sqm

Rates: \$757.00pq

Bathurst West Public School (Zoned) 1.64km

Denison College Bathurst High Campus (Zoned) 2.44km

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