

6 Napier Street Windradyne

Frequently Asked Questions

LAYOUT	4 Bedrooms, 3 Bathrooms, Double Garage, Double Carport
LAND SIZE	680sqm
STRUCTURE	Brick with Colour bond roof
YEAR BUILT	1990
RENTAL ESTIMATE	\$750 per week
LAND RATES	\$790.21 pq
HEATING/ COOLING	2 x Fujitsu Splits Systems, Pureheat Odyssey Wall Heater
HOT WATER SERVICE	Rinnai Hotflow Electric Hot Water Service
NBN	NBN Fibre to the Premises
KITCHEN APPLIANCES	4 Hob White cooktop - Westinghouse White 600mm oven - Westinghouse Dishwasher Space Undermount rangehood Double Stainless steel sinks
PARKING / GARAGES	Double garage with double car space at the rear
LOCAL ATTRACTIONS	• Bathurst CBD location 5.0km • Westpoint Shopping Centre 1.6km • Freeman Park 1.1km
TRANSPORT OPTIONS	School busses/ public transport.
SCHOOLS	• Bathurst West Public School 1.24km (Zoned) • Denison College Bathurst High Campus 1.93km (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.

McGrath

6 Napier Street Windradyne

Additional Information

Expansive Living, Endless Possibilities

Boasting generous proportions across two levels, this family home combines flexible living spaces, quality features, and sweeping views to create an exceptional lifestyle opportunity.

As you step inside, you'll discover a thoughtfully designed home offering four spacious bedrooms. The oversized master suite is a true retreat, complete with a walk-in robe and ensuite. Three additional bedrooms all feature built-in wardrobes, including an upstairs bedroom with its own private ensuite-perfect for guests or teenagers.

The heart of the home is upstairs, where soaring ceilings create an incredible sense of space in the light-filled living area. Flowing seamlessly into the generous kitchen and dining space, you'll enjoy fantastic elevated views while entertaining family and friends.

Downstairs offers exceptional versatility with a convenient kitchenette, a spacious main bathroom with a separate toilet, and an enormous storage area running half the length of the home-ideal for all your storage needs.

Outside is where this home really shines. The fully covered alfresco area with security gates provides the perfect setting for year-round entertaining, while the full-length front verandah is the ideal place to relax.

Parking is a breeze with a double lock-up garage plus an additional double car space at the rear, offering plenty of room for vehicles, trailers, or a caravan.

To complete the package, the home also features two separate reverse-cycle split-system air conditioners, with ceiling fans in the upstairs living area for year-round comfort.

With its spacious layout, versatile design, and exceptional features, this is a home that truly caters to every stage of family life.

FEATURES YOU WILL LOVE:

- Large master suite with walk-in robe and ensuite
- Three additional spacious bedrooms, One upstairs and two downstairs all with built-in wardrobes
 - Second ensuite to upstairs bedroom and a further bathroom downstairs
 - Kitchenette to downstairs
- Great storage area running half the length of the house
 - Large living area upstairs with 4m ceilings
- Generous kitchen and dining area with fantastic views
 - Fully covered alfresco area with security gates
 - Double garage + double car space at rear
- Covered front verandah running length of the house
 - Hot water system with booster tank
 - Reverse cycle split systems
 - Ceiling fans in upstairs living area

FAST FACTS:

Land Size: 680sqm
Home Size: 175sqm
Rates: \$790.21 per quarter approx
Rental Potential: \$750 per week approx
Bathurst West Public School (Zoned) 1.24km
Denison College Bathurst High Campus (Zoned) 1.93km

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.

McGrath