



### 15 Griffin Street, Mitchell FOR SALE



#### Development opportunity

Located less than 1 kilometre from Charles Sturt University, Bathurst Public School and 1.5 kilometres to the Bathurst CBD this fantastic property provides a rare opportunity for an astute purchaser.

#### Property features:

- Three-bedroom home – large eat-in kitchen, separate lounge
- Large double Colorbond garage with power
- Excellent rear yard access
- Approximately 1416sqm block
- Potential to add four, two bedroom townhouses or five townhouses if the original home is removed (STCA)
- Fantastic opportunity to lease/live in the existing home and further develop
- Council rates approximately \$2876.94 p.a.

Rarely does such a central opportunity become available. Waste no time in booking an inspection!

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

#### Features

1 Toilet  
Built-In Robes  
1 Living Area

#### Land size

1,416.00 Sqm



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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.