



63-65 Pudman Street, BOOROWA, NSW 2586

Landmark Opportunity in the Heart of Boorowa

Prestigious Mechanics Institute Circa 1883.

Set on an expansive 1 acre (4,047m²*) block, the iconic Mechanics Institute Boorowa is a truly remarkable offering steeped in history, character, and future potential. Built circa 1883, this magnificent Federation-style brick building stands as a tightly held landmark, beautifully preserved while offering outstanding versatility for modern-day living or alternative uses (STCA). The property has served many important chapters of history for Boorowa from the Mechanics Institute, Banjo Patterson gave a political speech in this building, to the first silent movie theatre and the CWA hall.

Currently utilised as a residence, the property offers three bedrooms, two bathrooms, and two kitchen areas, providing immediate comfort with scope to further enhance. The master suite is generously proportioned, comfortably accommodating a king-size bed with additional space for a lounge or sitting area, creating a private and relaxing retreat with reverse cycle air conditioning.

At the heart of the building is the grand original hall, an impressive 8m x 18m* space that delivers scale, presence, and endless possibilities. This remarkable area lends

TYPE: For Sale

INTERNET ID: 300P190824

SALE DETAILS

\$750,000

CONTACT DETAILS

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itself to a variety of uses including business, community, recreational, B & B or function purposes, subject to council approval.

The original kitchen features a commercial-scale fit-out, ideal for entertaining or catering-style use, and includes two freestanding commercial ovens, a dishwasher, and a slow-combustion wood-fired cooker/oven. Adjoining this space is a dine-in butler pantry with expansive storage.

Complementing the character of the home is a large open-plan family and dining room, complete with a fireplace and reverse-cycle air conditioning for year-round comfort. Multiple fireplaces are positioned throughout the property, enhancing warmth, atmosphere, and the timeless appeal of this historic residence.

A beautiful conservatory featuring a new kitchen, entertaining area with bathroom (currently under renovation), allows buyers to further tailor the property to their needs. This spacious area offers a peaceful, light filled ambiance to relax and unwind or utilise as a self contained unit with the adjoining bedroom and independent electricity option.

Outside, the property is further enhanced by a substantial 6 bay shed (18m x 7m*) featuring 4 roller doors and double carport, concrete floor, ideal for storage or workshop use.

The expansive grounds include a large open block with mature fruit tree of plum, peach, apple & pear. Perfectly positioned centrally in the heart of Boorowa, the property benefits from excellent exposure and a highly sought-after location that supports a range of lifestyle or commercial possibilities.

Properties of this calibre, character, and flexibility are exceptionally rare. With its historic charm, grand proportions, and prime location, the Mechanics Institute is a truly unique offering. The Building has had many uses including skating rink, concerts, balls, dances, garden shows, fetes, practice hall for local Brass Band, during the war it was used for the manufacture of silk parachutes, bookshop, and later as a Baby Health Clinic, school and private tuition. A property that has to be inspected to truly appreciate everything it has to offer.

Inspections by appointment only.

Contact Rachelle Barnett 0487 397 213

* Approximate

- Land Area 4,047.00 square metres
- Bedrooms: 3
- Bathrooms: 2









