



285a Durham Street, WEST BATHURST, NSW 2795

Development Land with Existing Income

This fabulous & rare property presents an opportunity to every buyer - seeking space, walk to town, development opportunity near the hospital or a future multi income investment.

The existing residential home provides an immediate income while the remaining substantial grounds offer a host of opportunity to an astute investor, developer or family seeking space and opportunity right in town.

The ability to develop this property further benefit from the split zoning, part residential & part primary production allows your imagination to run.

The property boasts a desirable location, proximate to a number of major town assets and lifestyle venues.

Accommodation opportunities are well sought after and development land opportunities are even more scarce - here is that opportunity to develop this property further right in the heart of town.

The residential dwelling is currently leased, with options to extend the lease of occupy according to your own needs.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L20643024

SALE DETAILS

\$750,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Andrew Crauford

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The property enjoys an 18m frontage to Durham Street broadening to some 33m on the rear boundary.

Bathurst Regional Council advise the residential portion of the site measures approximately 2,040sqm, while the remaining 1,220sqm is zoned Primary Production.

Current Zoning Mixed zoning, under the Bathurst Regional LEP 2014

Front area â# R2 low density residential (approx. 2,040sqm)

Min lot size under R2 low density residential is 550sqm.

Back area â# RU4 (approx. 1,220sqm)

Contact Andrew Crauford 0417 416 205 or the Emms Mooney team 02 6331 0744 to request any further information or arrange an inspection of the property.

Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

- Land Area 3,260.00 square metres
- Building Area: 230.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Ensuite
- Floorboards





