



## 313 Lambert Street, BATHURST, NSW 2795

Income, Development, 4 Units & 1,283sqm (DA approved Subdivision)

Huge Opportunity is on offer at this popular Bathurst address where 3 of the 4 units have sitting tenants providing immediate income, while just a little more work will allow completion of the already DA approved 3 lot subdivision.

The property provides a broad range of options for an astute investor, occupier or developer, each very appealing. The property provides four individual properties, whilst on the one title currently, the chance to maintain the four as leased properties is excellent, while further development can be done in stages according to your own needs.

The front building will occupy 385sqm of street frontage land with permission for a 2 lot strata title on this, the existing building being two 3 bedroom units of 2 stories high plus a basement garage. This portion of the site has excellent views to the east & south. Currently Lot 2 is rented at \$280 per week, with the building quite solid, and the internal property in serviceable but average condition. The front unit has been mostly renovated with minor cosmetic finishes required, which when leased would provide an additional \$320 per week income. Total current weekly rent: \$920 per week.

The back portion of the current property has a larger footprint and a solid double brick

**TYPE:** Sold

**INTERNET ID:** L20883580

### SALE DETAILS

**Price Guide:**  
\$1,050,000 -  
\$1,150,000

### CONTACT DETAILS

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Andrew Crauford**  
0417416205

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duplex villa, each 3 bedrooms with an adjacent double carport. Despite their original condition, this is a solid well maintained building, also providing good views back across the Bathurst CBD. These make up Unit 3 & 4, both rented currently for \$300 per week to excellent tenants.

For more information and a detailed run down on the property please contact selling agent Andrew Crauford to arrange a meeting or phone call to discuss the DA and future opportunities that will best suit your needs.

All information gathered is from credible sources and understood to be accurate.

Bathurst Council are the approving entity of the subdivision DA and all documents are available upon request.

Current Rental Income: \$920 per week

Potential Rental Income: \$1,240 per week (once Lot 1 is leased)

Council Rates for the whole property: \$5,597.14 (per annum)

The approved Development Application is - DA 2020/286

Contact Andrew Crauford at Elders Emms Mooney for more information on 0417 416 205 or [andrew.crauford@elders.com.au](mailto:andrew.crauford@elders.com.au)

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.

- Land Area 1,283.00 square metre
- Bedrooms: 10
- Bathrooms: 4
- Double garage
- Double carport
- Floorboards









