



## 200 Howick Street, BATHURST, NSW 2795

Perfect for the astute investor or owner-occupier

Nestled in the vibrant heart of Bathurst, this character-filled premises offers the perfect blend of historic charm and modern versatility. Currently utilised as a commercial premises, however this property is primed for a return to residential home office or continues as retail commercial space. With its flexible layout, timeless features, and unbeatable location, this is a rare opportunity to shape a property to suit your vision.

### Key Features:

- Eat-in kitchen with modern appliances
- Back area opens to a large covered, private entertaining area
- Soaring ceilings and classic period details throughout
- Separate toilet area with shower plus handy outdoor toilet
- Rear access into the yard off Handcocks Lane
- Dedicated reception plus open work area with additional two separate rooms
- Reverse cycle air conditioning for comfort in all seasons

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:** L22557852

### SALE DETAILS

**\$725,000 + GST if applicable**

### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Louise Ireland**  
0428643586

- Just a short stroll to Bathurst's shops, cafes, schools, and parks

Currently home of Lilys Signature Spa & Beauty, this property has endless possibilities for both investor, owner-occupier alike. With future possibilities for retails, office , beauty/massage, even home office.

Whether you're looking to create a charming inner-city premises, a workspace, or a smart investment, this property offers limitless possibilities in a highly sought-after location, giving you the opportunity to secure your own piece of Bathurst history.

The property is available for your immediate inspection. Please call Losuie Ireland on 0428 643 586 or call the team at Elders Emms Mooney on 6331 0744.

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 398.70 square metres
- Commercial Type:
- Building Area: 118.00 square metres





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