



## 122 Oberon Street, OBERON, NSW 2787

### Commercial Building in Premium Location

Positioned in the heart of Oberon's main street, this substantial commercial building offers an outstanding investment and owner-occupier opportunity in a tightly held Central West location. Centrally located within the Oberon region and within easy reach of Bathurst and Lithgow, the property is ideally suited to business expansion or long-term investment.

Property highlights include:

- Prime E1 Local Centre zoning
- Impressive approx. 20-metre main street frontage to Oberon Street
- Three-level building constructed with double masonry walls and brick exterior
- Low-maintenance facade
- Total land area approx. 312 sqm
- Total floor area approx. 150-160 sqm

**TYPE:** For Sale

**INTERNET ID:** L31411739

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

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

**Mary David**  
0429360222

Income-producing lower level:

- Tenanted by a popular wood-fired pizza/takeaway business
- Well-configured with rear preparation area, cool room and amenities
- Reverse-cycle split system air conditioning
- Secure five-year lease with a further five-year option

Upper-level residential accommodation:

- Convenient three-bedroom apartment
- Updated kitchen
- Polished concrete flooring in living areas
- Gas heating and cooking
- Carpeted bedrooms
- Two-way bathroom between two bedrooms with spa bath, shower, vanity and toilet
- Laundry with electric hws

Additional features:

- Basement level with extensive secure storage
- Solar panels
- Council rates approx. \$2,200 p.a.
- 3-4 car spaces at the rear plus off-street parking
- Dual-tenancy potential or flexible single-occupier configuration (STCA)

For Sale via Private Treaty. Price on Application

For further details or to arrange an inspection, please contact the exclusively appointed sales agent Mary David 0429 360 222.

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 312.00 square metres
- Commercial Type:
- Building Area: 150.00 square metres





