



## 93-103 Durham Street, BATHURST, NSW 2795

Major Bathurst Development Opportunity - 3,422m<sup>2</sup> Consolidated Site

Elders Emms Mooney are pleased to present a rare and strategic development opportunity at 93-103 Durham Street, Bathurst, offered for sale by Expressions of Interest over a 6-week campaign.

Comprising six adjoining allotments with a combined site area of approximately 3,422.7m<sup>2</sup>, this substantial landholding is positioned just minutes from the Bathurst CBD, Bathurst Base Hospital and key regional infrastructure.

The site provides immediate development potential with an approved Development Application for a 15-room motel over part of the land, while the consolidated nature of the holding presents significant scope for further redevelopment or alternative uses (STCA).

Although zoned R1 General Residential, the consolidated size of the site and its strategic CBD fringe location create significant planning flexibility, with potential for a range of development outcomes including hotel or motel accommodation, serviced apartments, residential flat buildings, seniors living, medical or allied health facilities, or mixed-use development (STCA).

**TYPE:** For Sale

**INTERNET ID:** L35463988

**SALE DETAILS**

**Expressions of Interest  
- Closing April 10th  
2026**

**CONTACT DETAILS**

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

**Kurt Waterford**  
0439642390

Two dwellings within the holding are locally listed heritage items, offering the opportunity for adaptive reuse within future redevelopment concepts, as demonstrated in the current DA approval.

Key Features:

- Combined land area of approximately 3,422.7m<sup>2</sup>
- Six consolidated allotments offered in one line
- Existing DA approval for a 15-room motel over part of the site
- R1 General Residential zoning with strong development flexibility (STCA)
- Three vehicle access points from Durham Street
- Established water, sewer and stormwater services available
- Close proximity to Bathurst Base Hospital and the CBD
- Strong potential for medium-density residential, accommodation or health-related uses (STCA)

Large, consolidated development sites of this scale within close proximity to the Bathurst CBD are extremely rare, presenting an outstanding opportunity for developers, investors or accommodation providers seeking to capitalise on Bathurst's continued regional growth.

For further information or to request the Information Memorandum, contract or EOI form, please contact Kurt Waterford - Elders Emms Mooney 0439 642 390.

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 3,422.00 square metres
- Bedrooms: 10
- Bathrooms: 4
- Floorboards



