



## 18 William Street, ORANGE, NSW 2800

### CBD Location with flexible E3 zoning

Positioned in the heart of the CBD, this charming three-bedroom brick home offers an exceptional opportunity to enjoy convenient central living with the flexibility to work from home or run a small business.

Just a short stroll to shops, caf  s, restaurants and local amenities, the location is hard to beat for lifestyle and accessibility.

Inside, the home features a comfortable living area and three well-sized bedrooms, with reverse-cycle air conditioning in both the living room and master bedroom for year-round comfort.

The property also offers practical extras including rear yard access, a single garage, and the bonus addition of a separate studio space, ideal for a home office, creative studio or additional workspace.

Set on an easy-care block with low-maintenance gardens, this is a fantastic opportunity to secure a solid home in a tightly held CBD location.

**TYPE:** Auction

**INTERNET ID:** L37456147

#### AUCTION DETAILS

10:30am, Thursday April 23rd, 2026

#### CONTACT DETAILS

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

**Katie Christopherson**  
0400637559

Features:

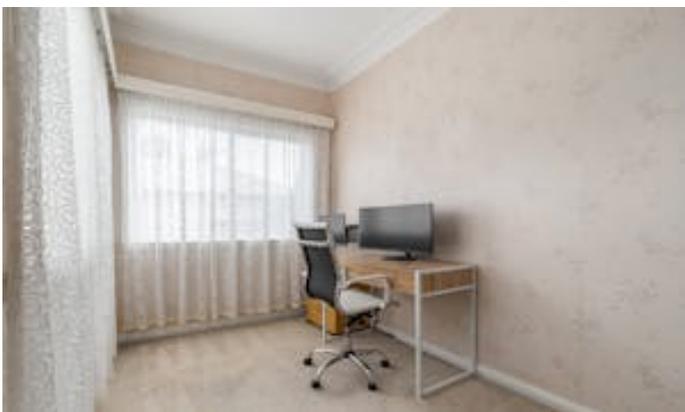
- Prime CBD location
- Three-bedroom brick home
- Reverse-cycle air conditioning in living and master bedroom
- Roller shutters on all windows for added security
- Rear yard access
- Single garage
- Separate studio space
- Low-maintenance gardens
- Walk to shops, caf  s and local amenities

Council Rates - \$2,928.00 pa

Potential Rent return - \$580 \$600 per week

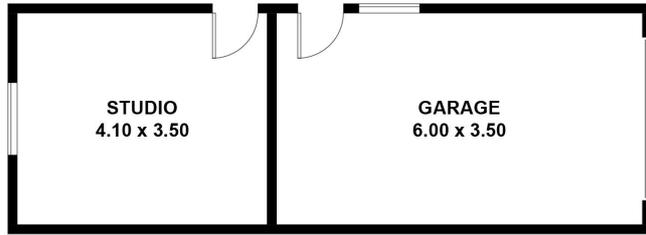
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 883.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards

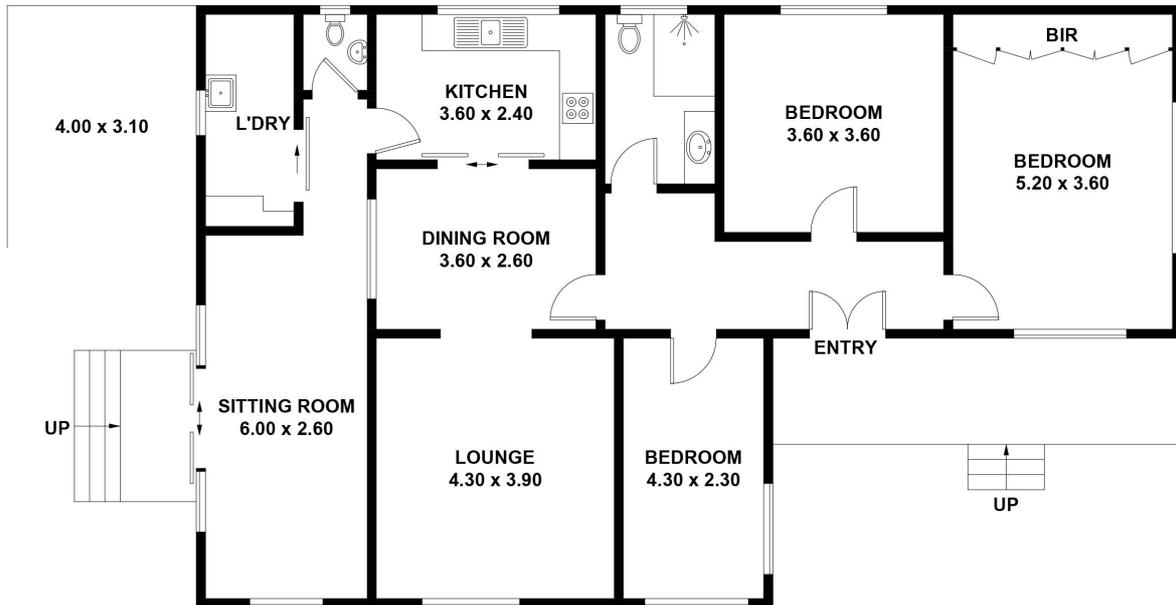








(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



18 WILLIAM STREET, ORANGE  
 APPROXIMATE GROSS INTERNAL AREA = 123.1 SQ M  
 GARAGE / STUDIO = 35.9 SQ M  
 TOTAL = 159.0 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.