



254 Stewart Street, BATHURST, NSW 2795

Commercial & Residential Mix

An Exceptional Opportunity for Occupiers and Investors Alike!

Set on a well-known Bathurst address with unbeatable highway frontage, this versatile retail property offers outstanding exposure and a wealth of potential. Whether you're looking to establish your own business or secure a high-performing investment, this property delivers on every front.

The retail premises provide approximately 56 sqm of shopfront, complete with a welcoming dining area, practical food preparation space, and a convenient walk-in cool room-ideal for hospitality or takeaway operators seeking immediate functionality.

Adding to the appeal is a separate one-bedroom flat at the rear, offering excellent dual-income potential. Lease it independently, combine it with the shop, or use it as onsite accommodation for operators-the flexibility is yours. The flat is accessed via the rear, ensuring privacy and convenience.

The property also includes three off-street car spaces, accessed from the rear laneway, enhancing usability for both staff and customers.

TYPE: For Sale

INTERNET ID: L37806889

SALE DETAILS

595,000 plus GST if applicable

CONTACT DETAILS

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

Louise Ireland
0428643586

Zoned Commercial

Land size: 313 sqm

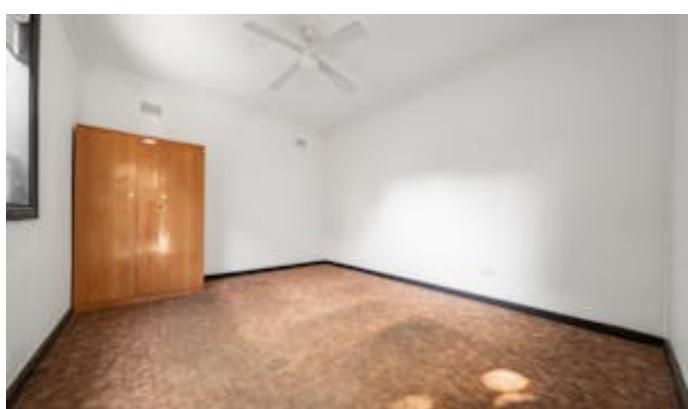
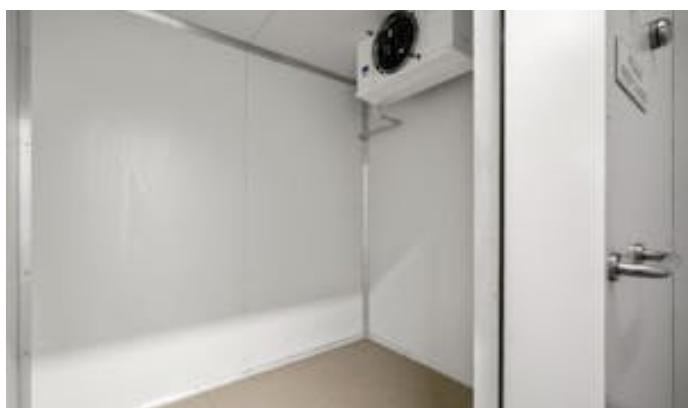
Price: \$595,000 + GST (if applicable)

This is an outstanding opportunity to secure a high-visibility, multi-purpose property in a thriving regional city of Bathurst.

Call today to arrange your inspection! Louise 0428 643 586

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

- Land Area 313.00 square metres
- Commercial Type:
- Building Area: 56.00 square metres

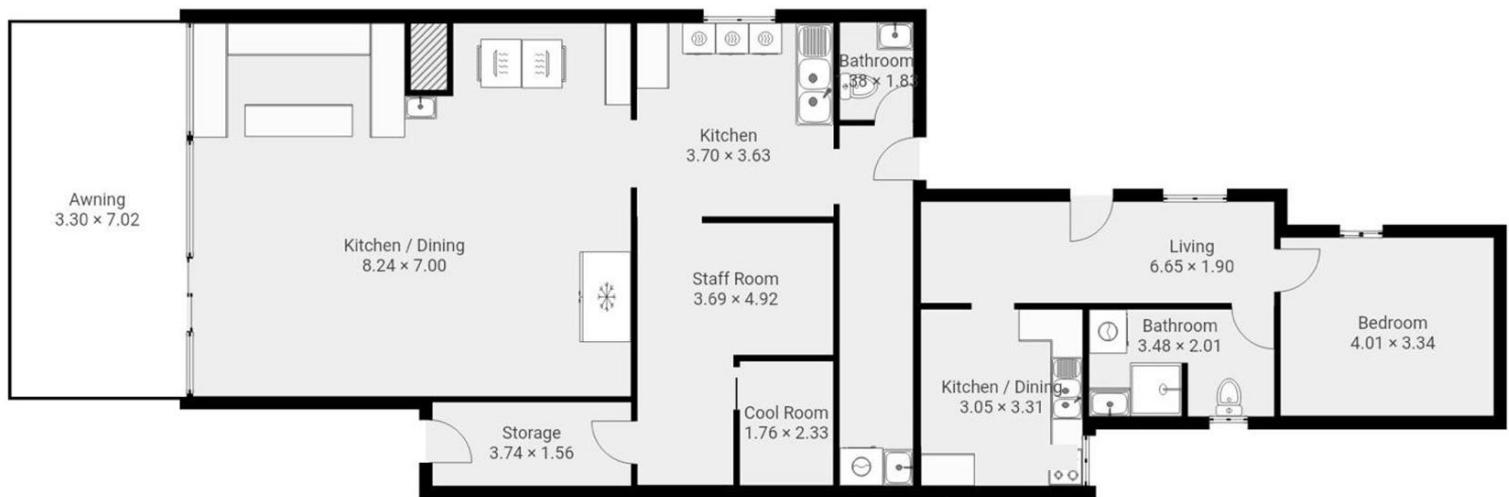






Emms Mooney

254 STEWART ST, BATHURST FLOORPLAN



Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.