



## 125 William Street, BATHURST, NSW 2795

### CBD INVESTMENT

#### ICONIC FEDERATION LANDMARK - SECURE CBD INVESTMENT

Positioned in the heart of Bathurst's thriving CBD, 125 William Street presents a rare opportunity to secure one of the city's most recognisable and tightly held Federation-era properties.

With a secure lease in place until 7 August 2027 plus a 5-year option, this premium asset offers immediate income security and long-term stability in a blue-chip location.

Originally constructed as a grand residence and now professionally adapted for commercial use, the property showcases the elegance and craftsmanship of the Federation era while delivering the functionality required for modern professional tenants. It is an ideal investment for those seeking architectural distinction, strong land value and enduring appeal.

#### Property Highlights

- Secure lease to August 2027 with a further 5-year option

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:** L39369582

#### SALE DETAILS

**\$930,000**

#### CONTACT DETAILS

**Elders Emms Mooney**

152 William Street  
Bathurst, NSW  
02 6331 0744

**Louise Ireland**

0428643586

- Approx. 200sqm of quality office accommodation
- Five generous rooms suited to private offices, consulting suites or meeting rooms
- Hand basins in many rooms
- Classic Federation features including ornate ceilings, marble fireplaces, wide hallways and impressive proportions
- Renovated interiors with ducted heating and reverse-cycle air conditioning
- Flexible floorplan suitable for commercial, professional or potential residential use (STCA)
- Substantial 648.9m<sup>2</sup> CBD land holding
- Multiple on-site parking spaces on title - a highly valuable and rare CBD inclusion
- Prominent position within walking distance to schools, medical facilities, retail, transport and key amenities

This landmark property combines heritage charm, strong tenant appeal and significant land content - a compelling investment in one of regional NSW's most established commercial centres

This is your opportunity to acquire a piece of an iconic CBD holding

Enquire today to secure this premium Bathurst investment. Call Louise on 0428 643 586

Annual Council Rates: \$4,193.22

Land Size: 648.9m<sup>2</sup>

Disclaimer: All information contained herein is gathered from sources we believe reliable. However, we cannot guarantee its accuracy and interested parties should make their own enquiries.

- Land Area 648.00 square metres
- Commercial Type:
- Building Area: 200.00 square metres





