



## 123. Sydney Road, KELSO, NSW 2795

### HIGH-EXPOSURE COMMERCIAL SITE - PRIME BATHURST LOCATION

Positioned at the gateway to Bathurst, this outstanding commercial property offers a rare opportunity to secure a premium site on one of the region's busiest thoroughfares. With exceptional visibility and versatile infrastructure, this property is ideal for businesses seeking maximum exposure and functionality.

#### Property Highlights:

- Generous Land Holding - Approx. 1,666 sqm of level, fully usable land
- Well-Appointed Office - Approx. 120 sqm including reception, foyer, amenities, and split system air-conditioning
- Extensive Hardstand Area - Perfect for display yard, storage, fleet parking, or trade operations
- Secure Site - Fully fenced for added security and peace of mind
- High-Profile Frontage - Prominent position on Sydney Road ensuring strong passing traffic and brand exposure

**TYPE:** For Sale

**INTERNET ID:** L40106347

#### SALE DETAILS

**\$825,000 plus GST**

#### CONTACT DETAILS

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

**Louise Ireland**  
0428643586

Whether you're an owner-occupier looking to establish your business presence or an investor seeking a strategic commercial asset, this property ticks all the boxes.

For Sale: \$825,000 + GST

Rates: \$5,833.56 per annum (approx.)

Opportunities of this calibre in such a tightly held location are rarely available-act fast to secure your position.

Contact:

Louise - 02 6331 0744 | 0428 643 586

Arrange your inspection today.

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

- Land Area 1,665.00 square metre
- Commercial Type:
- Building Area: 120.00 square metres



