



"Gateway Estate" Bolam Drive, KELSO, NSW 2795

GATEWAY ESTATE KELSO - PREMIUM RETAIL & INDUSTRIAL LAND OPPORTUNITIES

Warehousing and Light Industrial Opportunities

Secure your place within the final stages of The Gateway to Bathurst, a landmark 27 hectare commercial and industrial estate positioned at the highly visible Great Western Highway entrance to Bathurst.

Gateway Estate is Bathurst's largest and fastest growing business park, offering fully serviced development sites with outstanding access, flexible lot sizes and proximity to some of Australia's leading national retailers and trade businesses.

Lots are available from approximately 2,500sqm to 15,000sqm, providing opportunities for owner occupiers, developers, investors, warehousing operators and light industrial businesses.

Stage 3: Only Two Lots Remaining

All prices are plus GST.

TYPE: For Sale
INTERNET ID: L41375146
SALE DETAILS
 Prices starting from **\$835,000**
CONTACT DETAILS
Elders Emms Mooney
 152 William Street
 Bathurst, NSW
 02 6331 0744
Louise Ireland
 0428643586

- Lot 20: 2,854sqm - \$1,070,000

Prominent corner location

- Lot 21: 2,386sqm - \$835,000

Stage 4: Seven Lots Currently Available

All prices are plus GST.

- Lot 31: 3,700sqm - \$1,400,000 - Prominent corner location
- Lot 32: 3,325sqm - \$1,700,000
- Lot 36: 3,000sqm - \$900,000
- Lot 35: 3,700sqm - \$1,050,000
- Lot 34: 4,000sqm - \$1,100,000

Fully Serviced and Ready to Build

Each lot is serviced with:

- Water
- Power
- Sewer
- NBN connectivity
- Sealed road access

Prime Gateway Location

Ideally positioned behind the new Harvey Norman complex and directly accessible from the Great Western Highway roundabout, Gateway Estate provides excellent exposure and convenient access for customers, staff, suppliers and heavy vehicles.

Approximate travel times include:

- Bathurst CBD: 10 minutes
- Orange: 1 hour
- Penrith: 2 hours
- Canberra: 4 hours

Join an Established Commercial Precinct

Gateway Estate is surrounded by an expanding range of national retailers, trade suppliers and service providers, including:

- Harvey Norman
- Anaconda
- Sydney Tools

- Officeworks
- RSEA
- Repco
- 4WD Supacentre
- Harris Scarfe
- Oporto
- KFC
- BP
- Beacon Lighting

Flexible Commercial Zoning

Zoned E3 Commercial Productivity Support, the estate may suit a broad range of uses, subject to council approval, including:

- Warehousing and logistics
- Light industrial operations
- Large format retail
- Retail warehousing
- Trade and service businesses
- Commercial offices
- On site manufacturing and sales

Excellent Heavy Vehicle Access

The estate has been designed to support efficient commercial and industrial operations, with:

- B Double access
- Direct access from the Great Western Highway roundabout
- Wide internal roads, including Bolam Drive and Whitton Close
- Excellent truck access and turning facilities
- Easy vehicle access and egress in all directions
- Flexible amalgamation options for larger businesses

Located in Kelso, one of Bathurst's major growth suburbs, Gateway Estate offers an exceptional opportunity to secure a strategically positioned site within one of regional New South Wales' most dynamic commercial developments.

Contact Louise for further information or to discuss the available lots.

Mobile: 0428 643 586

Office: 02 6331 0744

Disclaimer: All information contained herein has been gathered from sources we believe to be reliable. While we have no reason to doubt its accuracy, we cannot guarantee it. Interested parties should rely on their own enquiries. All areas, prices and measurements are approximate and subject to confirmation.

- Land Area 2,386.00 square metres
- Commercial Type:
- Building Area: 2,386.00 square metres

