

## 62 Stewart Street, BATHURST, NSW 2795

### Space, Scale & Endless Potential

Elders Emms Mooney is proud to present 62 Stewart Street, Bathurst - a rare opportunity to secure a substantial brick residence positioned on an expansive 1,593m<sup>2</sup>\* parcel of land just moments from the Bathurst CBD.

Offering the perfect blend of immediate family living and exciting future potential, this property presents an opportunity rarely found in such a tightly held location. Whether you're searching for a spacious family home, a renovation project or a property with future development potential (STCA), 62 Stewart Street delivers flexibility and scope in equal measure.

The home itself is generous in scale, featuring four oversized bedrooms, a spacious living and dining area, a functional kitchen complete with walk-in pantry and a covered outdoor entertaining area overlooking the expansive rear yard. Large windows throughout fill the home with natural light, while the solid brick construction provides an excellent foundation for those looking to renovate, modernise and add value over time.

Adding further versatility is the basement level, comprising two separate rooms ideal for a wine cellar, workshop, home office, hobby space or additional storage.

**TYPE:** Auction

**INTERNET ID:** L41389669

#### **AUCTION DETAILS**

10:30am, Friday July 24th, 2026

#### **CONTACT DETAILS**

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

**Peta Cutler**  
0401860497

The true standout, however, is the significant landholding. Large parcels of land in established central locations are becoming increasingly difficult to secure, making this an exceptional opportunity for families, investors and developers alike. The size and position of the property provide exciting possibilities for those looking to maximise its future potential, subject to the necessary approvals.

Whether you choose to enjoy the home as it stands, undertake a renovation or explore future opportunities, 62 Stewart Street represents a unique combination of space, location and possibility.

This is a rare chance to secure one of Bathurst's larger residential landholdings in a sought-after CBD fringe location.

### Key Features

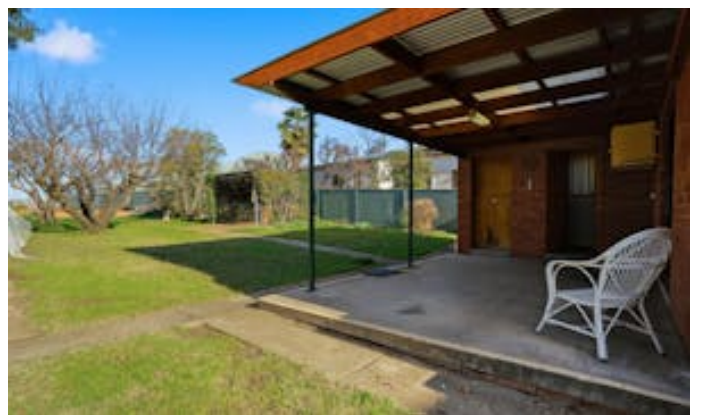
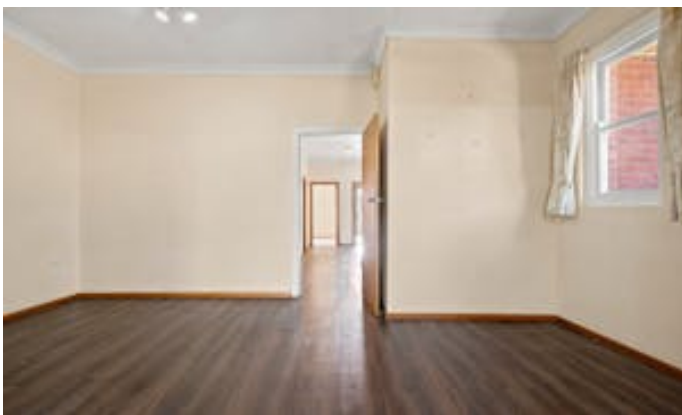
- Expansive 1,593m<sup>2</sup>\* parcel of land
- Four oversized bedrooms (3) with built-in wardrobes
- Spacious living and dining area
- Functional kitchen with walk-in pantry
- Covered outdoor entertaining area
- Free standing Garage
- Free standing carport
- Garden shed and raised garden beds
- External second toilet
- Basement with two versatile rooms
- Solid brick construction
- Excellent renovation potential
- Scope for future development (STCA)
- Convenient CBD fringe location close to schools, parks and shopping

\* Approximately. Subject to Council Approval where applicable.

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 1,593.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Single garage
- Single carport
- Floorboards



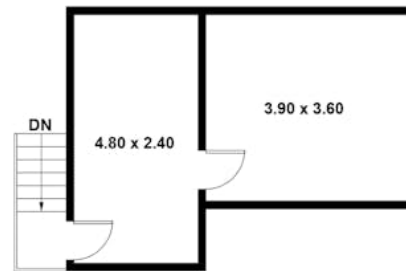








GROUND FLOOR



BASEMENT



62 STEWART STREET, BATHURST  
 APPROXIMATE GROSS INTERNAL AREA = 175.9 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.



Emms Mooney