

131 SYDNEY ROAD, KELSO, NSW, 2795



FOR SALE

HIGH EXPOSURE INDUSTRIAL LAND SYDNEY HIGHWAY BATHURST NSW

131 SYDNEY RD KELSO NSW 2795

This site has undergone a massive renovation with four-metre retaining walls added to the boundary and 100,000 tonnes of soil added to level the site. This one acre (4045 m²) level block is ready for you to develop.

4045 m² IN1 GENERAL INDUSTRIAL LAND. Level and ready to build upon.

The vendor is open to the property being leased prior to the sale if you wish to purchase a going concern.

This is the last remaining large, commercially viable industrial site with Sydney highway exposure. RMS data estimate up to 38,000 cars travelling past this site per day.

All utilities are available onsite including power, water, sewer and NBN.

BLOCK SIZE
4045m²

HIGHWAY ACCESS
Pre existing 21m highway access in the middle of the block available. Site Survey document available.

POSSESSION
Vacant

ZONING
E4 light industrial

RATES
\$11,000 (2025)

0 BED | 0 BATH | 0 CAR

PRICE:
By negotiation

OPEN FOR INSPECTION:
N/A

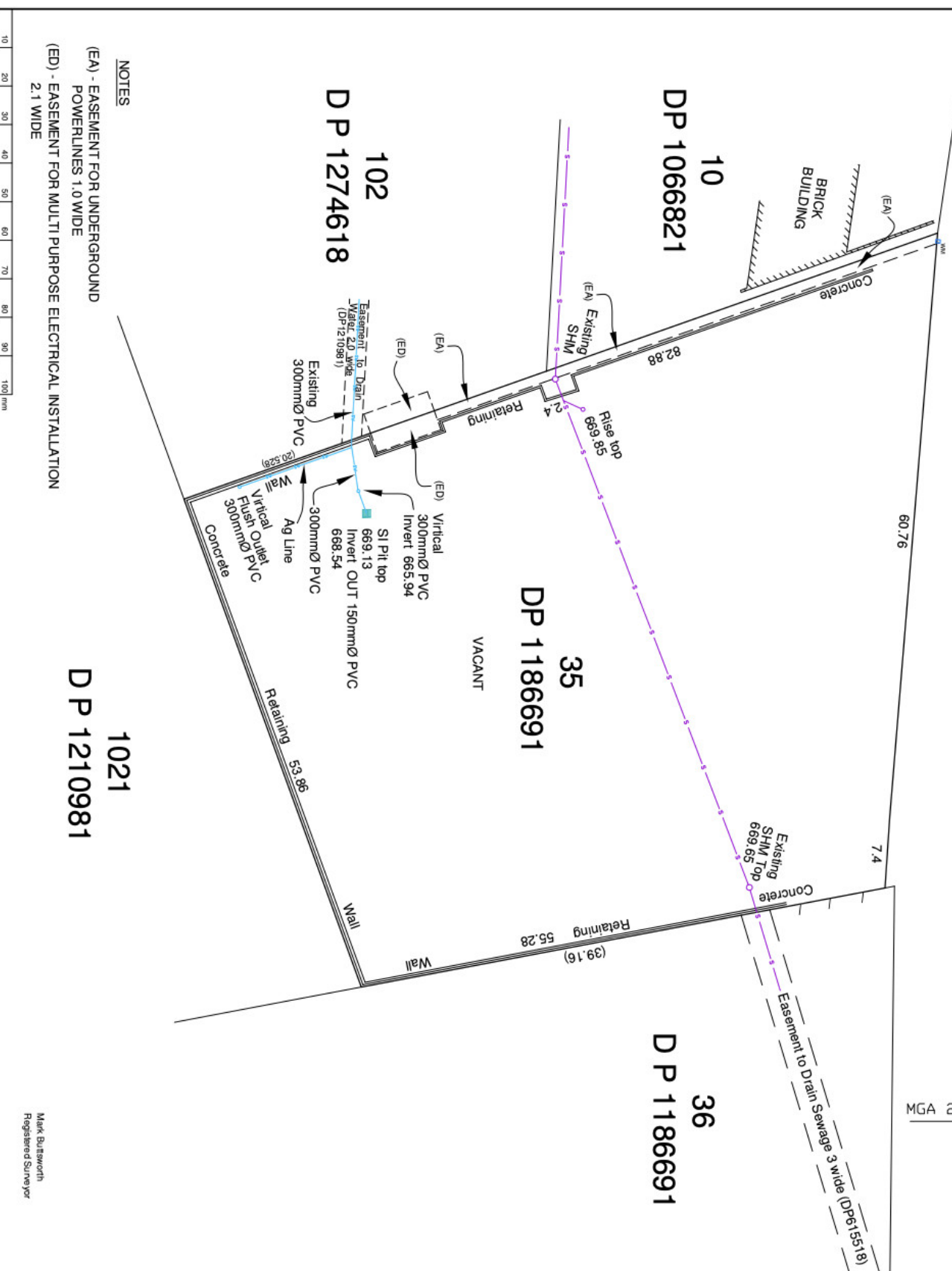


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SYDNEY

ROAD



NOTES

- (EA) - EASEMENT FOR UNDERGROUND POWERLINES 1.0 WIDE
- (ED) - EASEMENT FOR MULTI PURPOSE ELECTRICAL INSTALLATION 2.1 WIDE

DP 1210981

1021

DP 1274618

102

DP 1066821

10

DP 1186691

35

DP 1186691

36

Mark Butsworth
Registered Surveyor

TABLELIA & BUTT: SURVEYORS, ENGINEERS & ENVIRONMENTALISTS
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PLAN:

SHOWING WC AT LOT 10 SYDNEY PARISH COUNTY OF L.G.A. BATHURST

SURVEY	MB	D
DRAWN	MB	BR
REF No.	58098 WALEX	
LENGTHS ARE IN METRES		

Clients:

PAUL TOWN
10 ELEVEN
KELSO N

Amendments:

No. Date

Notes:

THE TITLE TO THIS LOT FOR EASEMENTS, RESTRICTIONS AS TO LEVELS ARE ON AND ORIGIN OF LEVELS, COORDINATES ARE SOURCE SCIM 17 JULY 2010 TO TOPOGRAPHIC ACCURACY CLEARANCES TO BOUNDARIES ARE CRITICAL A FURTHER INVESTIGATION IS REQUIRED.

TABLELANDS & BUTTS RESPONSIBILITY FOR THE PURPOSES OF THIS PLAN COMPANIES OTHER THAN ABOVE.

This drawing and the property of Tableslia & Butts may not be used for any other purpose without the written consent of Tableslia & Butts.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



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