131 SYDNEY ROAD, KELSO, NSW, 2795









FOR SALE

HIGHWAY INDUSTRIAL LAND BATHURST NSW

131 SYDNEY RD KELSO NSW 2795

This 4045 m2 highway 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.

ZONE IN1 GENERAL INDUSTRIAL LAND. Level and ready to build upon.

The vendor is open to leasing the property before 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. Enables short-term accommodation, hotel/motel, serviced apartments, highway service centre, warehousing.
There is NO height restriction on this site.
Showroom, Car Yard.

RATES
$11,000 (2025)

LOCATION

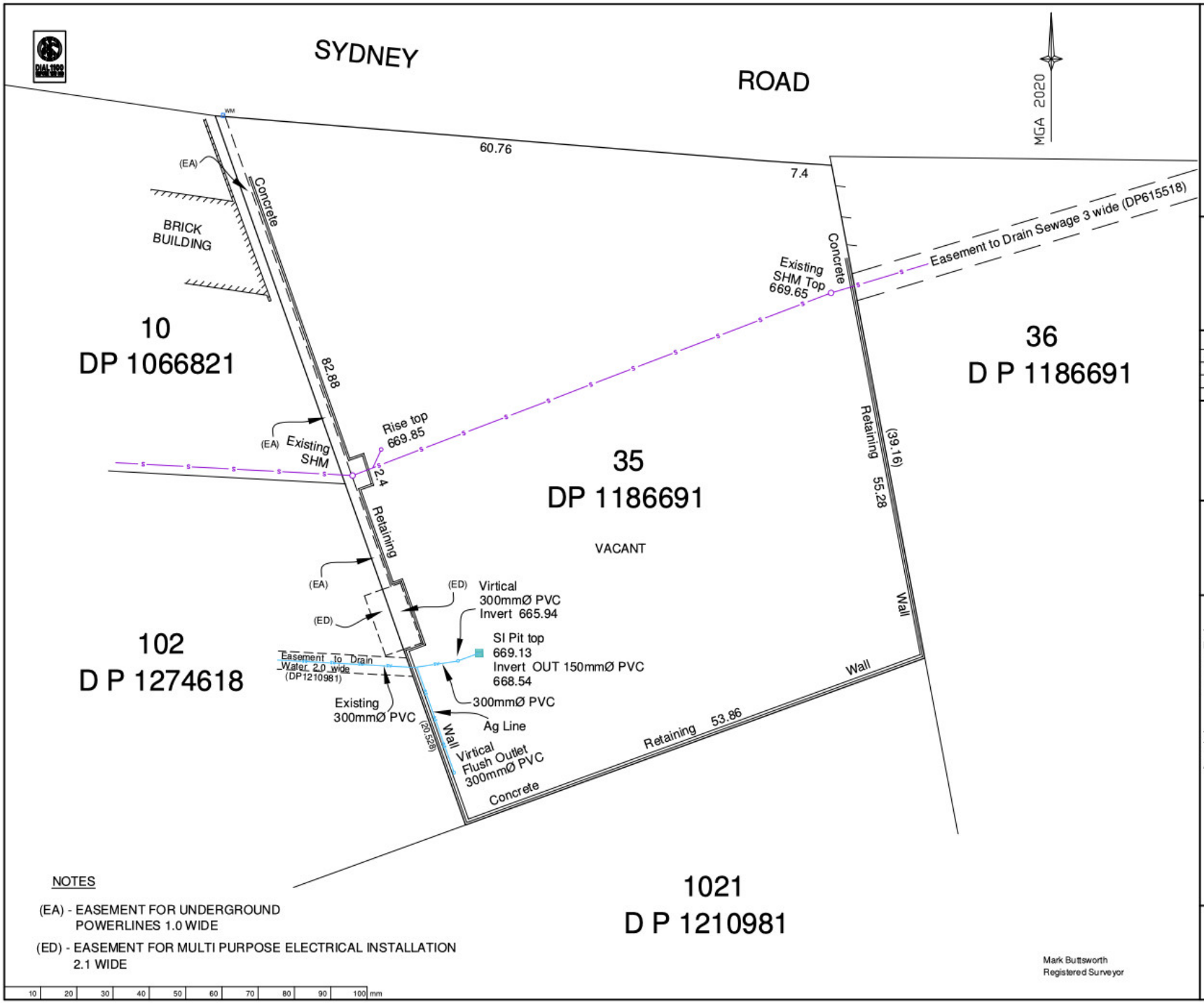
0 BED | 0 BATH | 0 CAR

PRICE:
$2.95m + GST if applic

OPEN FOR INSPECTION:
N/A



Mark Sullivan
0429954990
sully@atrealty.com.au
www.atrealty.com.au



TABLELA
& BUTTS
SURVEYO

SURVEYORS, P
TOWN PLANNE
ENVIRONMENT

71 Bentinck Street
BATHURST N.S.W.
P.O. Box 1495 BATH
Phone: (02) 6331 49
Fax: (02) 6331 492
ACN: 054 217 784
Email: enquiries@m

PLAN:

SHOWING WO
AT LOT 3
SYDNEY
PARISH
COUNTY
L.G.A. BATH

REDUCTION RATIO: 1: 4

SURVEY	MB	D
DRAWN	MB	05
REF No.	5805B WasEX	

LENGTHS ARE IN M

Sheet 1 of 1 Sheets

Client:

PAUL T
10 ELEVEN
KELSO N

Amendments:
No. Date

Notes:

THE TITLE TO THIS LA
FOR EASEMENTS, RE
RESTRICTIONS AS TO

LEVELS ARE ON AHD
ORIGIN OF LEVELS:P
COORDINATES ARE
SOURCE:SCIM 17 JU

THE POSITION OF SURV
TO TOPOGRAPHIC ACCI
IF CLEARANCES TO BOU
ARE CRITICAL A FURTH

TABLELANDS & BUTTS
RESPONSIBILITY FOR
FROM THE USE (OTHE
PURPOSE) OF THIS PL
COMPANIES OTHER TH
ABOVE.

This drawing and the
the property of Tablela
may not be used for
for which this drawin
copying or reproduc
drawing is prohibited
Tablelands & Buttsw

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.

@realty

Mark Sullivan
0429954990
sully@atrealty.com.au
www.atrealty.com.au