

SOLD

EGLINTON GENERAL STORE & RESIDENCE

FOR SALE

21 PARK ST EGLINTON NSW 2795

3 BED / 2 BATH / 4 CAR / 1012m2

Located in arguably the best street in Eglinton, a highly sought after suburb of Bathurst NSW. 21 Park St is currently trading as the Eglinton General Store and includes a fully self-contained two-bedroom ground floor unit. Offering a huge 1012 m2 block, the property could potentially be subdivided or built onto pending council permission.

The General Store has been fully renovated in the last year with new roof, new flooring, air conditioning, back to base security system, lighting and commercial stainless-steel fit out. The asset register for the store is available enabling a savvy buyer to purchase as a walk-in walk out purchase as a going concern. Alternatively, the property could be returned to a 4 bed / 2 bath / 4 car home quite easily.

Within walking distance of the property is Eglinton's outdoor playground and sporting fields, Eglinton Tennis Club, a public outdoor basketball court and community hall. Church Café is just down the road as is Eglinton Public Primary School, with one of the best names for public education in the region. Bathurst CBD is under 10 minutes with all the facilities you would expect from a major regional town.

Floorplan and shop asset register available.

RATES \$3,991 pa
SIZE 1012 m2
ZONING R1
INSPECT By appointment

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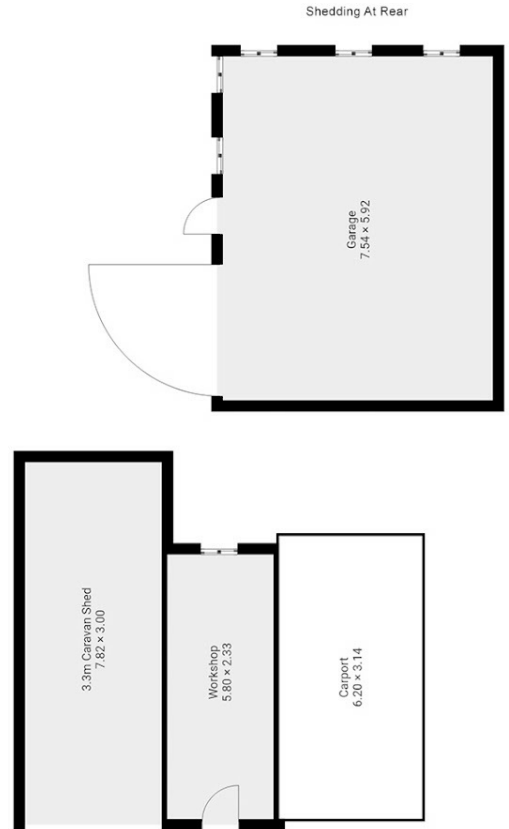
3 BED | 2 BATH | 4 CAR

PRICE:
\$730,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.