



FOR SALE

CHURCH HALL ON 3046M2 IN SCENIC SOFALA

Former Anglican Church on a scenic block, top of a hill in Sofala NSW. The property currently houses a small 80m2 church with vestibule. The vendor has engaged Calare Civil to complete a DA approval to add a Sceptic Toilet & Bathroom enabling the lucky buyer to live, work or play in this stunning location. DA application includes ground penetration radar and heritage impact assessment. Projection completion March 2026. Would make an ideal weekender, residence, art gallery or studio. It has a stunning aspect being surrounded by the rolling hills of Sofala Village.

SOFALA Is a scenic gold rush village nestled between Bathurst and Mudgee in Central West NSW.

LAND SIZE 3,046m2

HALL SIZE 8 x 10 (80m2)

ZONING Village / commercial or residential uses

COUNCIL Bathurst Regional Council

HERITAGE The property includes an old cemetery which must be preserved.

The vendor is completing a DA application at present to add a toilet / bathroom / kitchen to the property.

RATES \$543.98 pa

SEWER No

A septic system may be installed (stca)

ELECTRICITY Yes

WATER Tank Water

LOCALITY Sofala General Store, Cafe and Hotel are a 5 minute walk from property

Bathurst - 40 minutes

Mudgee - 60 minutes

Penrith - 2 hours 40 minutes

INSPECT By appointment

AGENT Mark Sullivan

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MSP Real Estate 248 Howick St Bathurst NSW 2795

1 BED | 0 BATH | 0 CAR

PRICE:
\$250,000

OPEN FOR INSPECTION:
N/A



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