152 GILMOUR STREET, KELSO, NSW, 2795









FOR SALE

RU4 & R1 ZONED OPPORTUNITY WITH HUGE POTENTIAL

Positioned within one of Kelso's fastest-growing precincts, this versatile 8,300sqm holding presents a rare opportunity with RU4 and R1 zoning, offering exceptional flexibility for commercial, lifestyle and mixed-use potential (STCA). Located just minutes from Bathurst CBD, the expansive RU4-zoned rear portion provides exciting scope in a high-growth corridor.

Potential uses include:
- Restaurant or café - Boutique brewery or cellar door - Bed and breakfast accommodation - Health and wellness services - Medical or consulting rooms - Veterinary clinic - Church or community facility - Market garden enterprise - Recreational facilities including tennis courts or swimming pool - Bespoke lifestyle homestead with business integration

Additional features:
- Expansive 8,300sqm allotment with RU4 zoning to the rear and R1 frontage - Large 12m x 12m barn-style shed with insulated roofing - Town water, electricity and NBN connected - Sweeping views towards Mount Panorama - Walking distance to schools, childcare, sporting facilities, and Trinity Heights Shopping Centre - Just five minutes to Bathurst CBD - Outstanding future flexibility and development potential (STCA)

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

0 BED | 0 BATH | 0 CAR

PRICE:
$695,000

OPEN FOR INSPECTION:
N/A



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