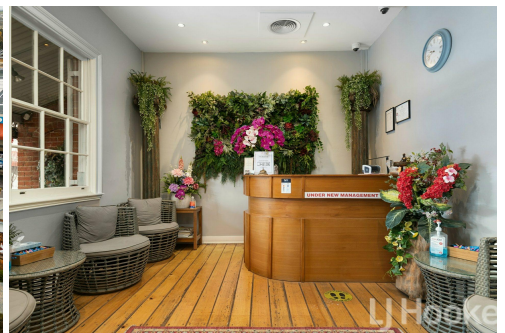




Bathurst, 202 Howick Street

Blue Chip Investment Right In The Heart Of The CBD

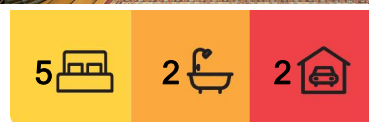
Situated in the bustling heart of the Bathurst CBD, we are proud to bring to market 202 Howick Street. This exceptional property returns \$1100 per week (plus GST) with a lease through to March 2026 (with a further 3 year option). With a solid tenant currently in place for the entire property, it offers the flexibility of commercial premises at the front and the convenience of a residence at the rear. The front boasts 3 office/meeting rooms, separate bathroom, sunroom as well as a private courtyard. The residence offers a spacious kitchen, bathroom, laundry, lounge and dining room and 3 bedrooms, this truly is a unique opportunity.

Reap the rewards today and invest for your future. With further potential for dual income or a residential conversion (STCA), this property could make the ideal AIRBNB or inner-city living proposition.

Contact Mark Dwyer today to book your private inspection. 0498 003 774



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/1X3HZ6

Contact
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0498 003 774
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Abby De Losa
0402 203 795
abby.bathurst@ljhooker.com.au

LJ Hooker Bathurst
02 6331 5041

Features include but are not limited to:

- 3 office rooms, reception area and additional sunroom
- Residence with 2 bedrooms, lounge room, kitchen, laundry and operate entry way
- 2 Well appointed bathrooms
- Low maintenance court yard in addition to rear yard
- Maximum CBD street appeal
- Rear lane way access with double garage

Rates: \$4118.91

More About this Property

Property ID	1X3HZ6
Property Type	House
Land Area	460 m ²
Including	Toilets (2)

Mark Dwyer 0498 003 774

Director | Licensee In Charge | Sales Agent | mark.bathurst@ljhooker.com.au

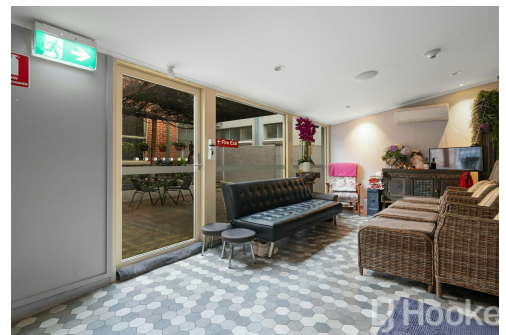
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