

195 Sheridan Street, Gundagai, NSW 2722



Other For Sale

Thursday, 25 April 2024

195 Sheridan Street, Gundagai, NSW 2722

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 252 m2

Type: Other



Marya Stylli

\$370,000

Located in an imposing historic double-brick building right in the centre of the main street this office block was built c. 1906 as the chambers of the Adjungbilly Shire Council, which later amalgamated with the Gundagai Municipality to become the Gundagai Shire. This solid building is currently set up as an office building & would be perfect for a law/accountancy firm, shop, gallery, community organisation or local consultancy. With period features, soaring ceilings, amazing location & an abundant natural lighting to each of the five rooms, the elegant premises could also be converted into a magnificent residence (subject to Council approval). The current zoning (E1 Local Centre) allows for both commercial/community & residential uses.- The front façade presents an attractive asymmetrical composition to the street, with stained glass windows & fine Federation-style embellishments- Upon entering, the attention is immediately drawn to the original 14ft (4.2m) ceiling lined with rich dark cypress pine & to the original ceiling roses from which hang quality light fittings. A large reception desk greets clients & the carpeted space is made comfortable by two air conditioners- A paneled door leads into a spacious carpeted air-conditioned office with kitchenette including dishwasher. Large bookshelves line two of the walls & there is a strong room with further shelving that could be used for important files or as a walk-in pantry. A doorway leads to the rear yard- Rear lane access with two or four car spaces & two toilets with basins at the rear- There are three large carpeted offices in the split-level second wing, which can be converted to bedrooms, each with reverse cycle air-conditioners for heating & cooling; a built-in base cabinet; exquisite western red cedar-framed panel windows and doors & the middle office with an additional cupboard- The front & rear offices could potentially be leased out to separate tenants since they have their own side entrance accessed from the front/rear lightwell- Side gate access to the rear terraced garden from the street front

IN THE HEART OF GUNDAGAI- Surrounded by hotels, cafés & shops with Woolworths just 240m away- Swimming pool (550m); golf course (550m); Gundagai Services Club & Bowls Club (300m); Carberry Park & playground (300m)- Zoned for Gundagai Public School (1.9 km) & Gundagai High School (1.1 km), with St Patrick's Catholic Primary School (500m walk) & Preschool (250m walk)- Transport: Coach Stop for regional/Sydney buses (350m)- Medical Centre (400m); Gundagai District Hospital (1.7 km) This solid well-lit building is situated in a prime position in charming Gundagai, within walking distance of most amenities, so it will be attractive to investors, businesses & those looking to convert it into a unique residence. Call Marya today on 0425 275 555 to find out more or arrange an inspection.