

125 Prince Street, Orange, NSW 2800

McGrath

House For Sale

Wednesday, 3 July 2024

125 Prince Street, Orange, NSW 2800

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 588 m2

Type: House



Jacinta Gosper
0419614169

Auction: Price Guide \$800,000 - \$850,000 + GST

This meticulously maintained double brick P&O style building is in its mostly original pristine condition, exuding charm and character at every turn. With Class 5 approval it is perfectly suited for office space or health consulting. This property has been successfully utilized as a consulting space for over 15 years, offering three spacious rooms with built-in storage, a separate lounge or waiting room with a retro built-in bar, and the north facing kitchen is complete with the original combustion stove and custom round dining table wrapped by a round window. With interwar moderne history and modern amenities, this property offers the perfect blend of heritage charm and functional commercial space. Enjoy the convenience of off-street parking for five cars, including a disabled car park, and wheelchair access to the building. This unique property is a rare find just three blocks to Orange's main street, offering a unique opportunity for businesses seeking a distinctive and functional space.

FEATURES- Class 5 Building Approval (Health Consulting Rooms)- Three spacious rooms with built-in wardrobes- Separate lounge room or sitting room with open fire and retro built-in bar- Original kitchen with wood combustion stove and updated gas stove- Off-street parking for five cars, including a disabled car park- Wheelchair access to the building- Separate reception room, sunroom, and second accessible toilet (easy conversion back to a laundry)- Ducted gas heating, RC split system- Nine foot ceilings, ornate cornices, and polished timber floorboards throughout- Beautiful P&O architecture including curved walls and windows, art deco lighting and door hardware- Electrical wiring has been renewed- Security alarm system with back to base monitoring- 6kW solar system with 28 panels* Please note: the sale of this property is subject to GST. The contract price will be exclusive of GST.** Agent declares interest

DISCLAIMERAll information (including but not limited to the property areas, floor size, price, address and general property description, opinions and/or articles) on the McGrath website is provided for general information and/or educative purposes only. The content does not constitute professional advice (be it of a legal, financial or taxation nature) and should not be relied upon as such.