

# 125 Prince Street

## Orange

### Frequently Asked Questions

PRICE GUIDE	\$800,000 - \$850,000
AUCTION	On-site Thursday 8th August at 12pm
ZONING	General Residential
APPROVAL	Class 5 Building Approval (Health Consulting Rooms)
LAND SIZE	Approx. 588sqm
BUILDING SIZE	Approx. 119sqm
STRUCTURE	Double brick with tiled roof
YEAR BUILT	P&O Architecture (1915 - 1940)
COMMERCIAL RENTAL ESTIMATE	\$45,000 - \$65,000 per annum + outgoings
RESIDENTIAL RENTAL ESTIMATE	\$470 - \$520 per week
LAND RATES	Approx. \$4,317.28 per year
ALARM	Security alarm system with back to base alarm system
HEATING / COOLING	Ducted gas heating throughout, R/C split system
SOLAR SYSTEM	6kW Solar System (28 panels)
HOT WATER SYSTEM	Gas hot water storage tank - located near rear door to carpark
FLOORING	Original polished timber floorboards throughout, carpet to offices
NBN	NBN is available at the property, data cables throughout, VoIP phone system installed (can be sold with property as negotiated)
KITCHEN APPLIANCES	<ul style="list-style-type: none"> <li>• Original slow combustion stove</li> <li>• Upright gas stove (not currently connected as used for commercial purposes)</li> </ul>
PARKING	Secure off-street carpark with spaces for five cars + disability car space
LOCAL ATTRACTIONS	<ul style="list-style-type: none"> <li>• Orange CBD 850m</li> <li>• Department of Primary Industries 300m</li> <li>• Orange Post Office 850m</li> <li>• Robinson Park 750m</li> </ul>
TRANSPORT OPTIONS	Public bus transport and Orange Taxi Service

All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement.

# McGrath

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### Additional Information

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 health consulting or could easily be converted back to a home. 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 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 if sold as a going concern. If the property is sold as a going concern the contract price will be exclusive of GST. GST will not be applicable if sold for residential purposes.

\*\* Agent declares interest

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