



107 Otho Street, Inverell



## A SECURE INVESTMENT YOU CAN BANK ON

Standing regally in Otho Street, this historic circa 1913 building with grand-scale spaciousness and extraordinary craftsmanship is spectacular on so many levels!

With a spacious commercial holding downstairs and the opportunity for accommodation upstairs, this is a great opportunity for an investor, renovator, or owner occupier.

This iconic building was originally the Government Savings Bank, designed by Ross and Row of Sydney, and built by Mr. C. Harris in 1913. In 1933, after many bank amalgamations, the Rural Bank of NSW acquired the premises, and served in this location until 1970. Over time, the façade has changed, and multiple different businesses have called this property home, including Strategy Security that occupies the premises currently.

The front of this stately two-storey building gives a stunning street presence. From Otho Street, large brass double doors open to a further set of cedar and glass doors, and grant entry into the generous reception area. From here, this space branches off to a manager's office with cast iron fireplace, an additional 2 offices and the strong room/vault. Modern updates such as evaporative air conditioning and an 8kw solar system have been installed.

Reminders of this building's history are evident throughout; the NSW Coat of Arms is etched in the glass on the front doors, and the bank's strong room is still in place- with 46cm thick walls, and the ceiling and floor made of reinforced concrete 30cm thick! Architectural features such as high pressed

4 602 m2

<b>Price</b>	\$799,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	1045
<b>Land Area</b>	602 m2
<b>Office Area</b>	250 m2

### Agent Details

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metal ceilings, open fireplaces, transom windows above internal doors, deep Cedar skirting boards, and stained glass further exemplify the property's historical richness.

The private accommodation includes a dining room with open fireplace and stunning mantle (currently used as a staff room), kitchen, workshop/storage room, laundry, and toilet amenities on the ground floor. There is also another brick toilet block located outside. A central staircase leads upstairs to 4 bedrooms, and a bathroom with shower, bathtub, vanity and toilet. There is a separate entrance for the residence, with access from both Otho Street and the private rear lane.

Front balcony on the upper level enjoys views of beautiful Otho Street and has witnessed all kinds of occasions, from parades and floods to street upgrades and the evolution of transport and local business.

Private parking is available in the brick lock-up garage and 2 car skillion at the rear of the 602sqm property.

Restore and blend the original character of the architecture with your own modern updates to ensure this striking property is comfortable for another hundred plus years.

Let your imagination run wild. A new commercial venture? A mind blowing residence with commercial income? Buy the bank; this one is timeless.

Business Not For Sale. Premises can be sold with tenancy or vacant possession.

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