

40 & 42 Bowral St, Bowral, NSW 2576

\$6,300,000

Warehouse



THE ULTIMATE BOWRAL HOLDINGS ~ Individual Freehold Investment

Two impeccably presented business premises situated on a high-profile site with significant exposure. These properties are being offered for sale together, but if not sold as a package, they can be purchased individually. They are freehold properties with leases in place to long-term, high-quality tenants.

Open for Inspection

By Appointment.

The combined site area is substantial, spanning 1,537m² and boasting rear lane access. The offices and reception areas are stylishly designed and well-appointed, creating an impressive professional environment. Additionally, there are fabulous balconies and outdoor terrace areas, perfect for relaxation or entertaining.

One of the standout features of these properties is the modern, live-in 3-bedroom apartment, offering both convenience and luxury. Furthermore, there are dedicated warehouse spaces with onsite parking and rear lane access, enhancing accessibility and functionality.

These expansive commercial properties present versatile opportunities for various ventures. Moreover, there is potential for redevelopment, including retail and modern residential projects, making this a prime investment opportunity in the heart of Bowral.

Interested parties are invited to schedule an inspection by appointment only to fully appreciate the potential and value of these properties.

Zoned E1 Local Centre

https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245#pt-cg1.Zone_E1

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