

40 Bowral St, Bowral, NSW 2576

\$2,950,000

Warehouse



High – Profile Business plus Residence on Major Bowral Thoro

A freehold property in Bowral boasting a long-term tenant, making it an attractive investment opportunity. This unique holding spans 677m² with a building area of 546m², comprising ground floor offices and warehousing, as well as an upstairs office and a modern 3-bedroom apartment with an outdoor terrace overlooking Bowral.

Open for Inspection

By Appointment.

Located within the CBD, this property offers convenience, being within walking distance to the main street and the station. The lease has been renewed with an option, and the tenant is responsible for paying outgoings as per the lease agreement.

There is also potential for redevelopment, presenting opportunities for retail and modern residential projects in the heart of Bowral.

Interested parties are encouraged to schedule an inspection to fully appreciate all that this property has to offer. Inspection is available by appointment only.

Also available is 42 Bowral Street, Bowral.

Zoned E1 Local Centre

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

Listed By

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