




### 61 Purcell Street BOWRAL NSW

4  1  3 

A beautiful space on a quiet street is rare this close to town. With thoughtful attention this land could be subdivided or further developed (STCA). Currently the land has a 2 storey 4 bedroom residence in need of a little TLC. The home features living areas on the ground floor including a kitchen/dining room and a separate lounge room.

Upstairs there are 4 bedrooms and a bathroom. Gas points, reverse cycle & slow combustion offer several options for climate control. A single garage is located under the main roof of the home. Separately a free standing colorbond shed with power is located in a fully fenced yard.

The choice is yours develop the land or create your dream home and enjoy the space!

**Price** : \$ 495,000

**Land Size** : 3415 sqm

**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/bowral/residential/home/5813998>

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