

#### 40 Bowral Street Bowral NSW

A freehold property in Bowral boasting a long-term tenant, making it an attractive investment opportunity. This unique holding spans 677m<sup>2</sup> with a building area of 546m<sup>2</sup>, comprising ground floor offices and warehousing, as well as an upstairs office and a modern 3-bedroom apartment with an outdoor terrace overlooking Bowral.

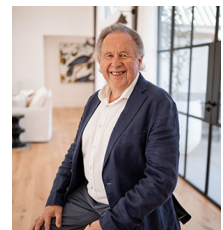
Located within the CBD, this property offers convenience, being within walking distance to the main street and the station. The lease has been renewed with an option, and the tenant is responsible for paying outgoings as per the lease agreement.

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

**Price** : \$2,950,000  
**Building Size** : 546 sqm  
**Land Size** : 677 sqm  
**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/bowral/commercial/retail/7719179>



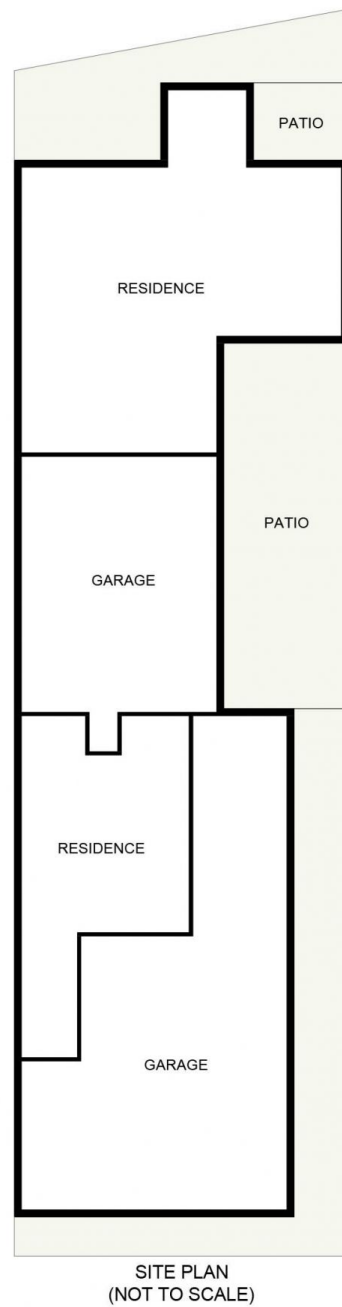
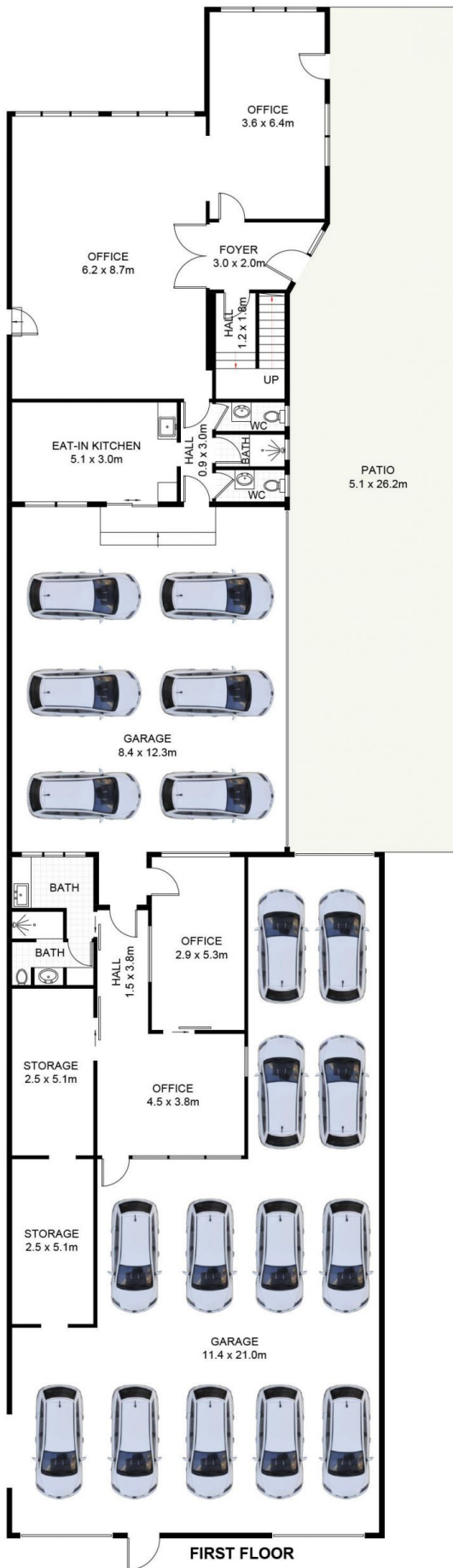
**Emma-Jane Carswell**  
02 4871 2622



**Arvo Pikkat**  
02 4871 2622

<https://www.carltonrealestate.com.au>

We are one of the longest running, award-winning real estate agencies in the Southern Highlands.



## 40 Bowral Street, Bowral

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.