



42 Bowral Street Bowral NSW

An exceptional warehouse and office holding in Bowral, comprising 860m² of land with a building area of 749m². This property features ground floor reception, offices, and warehousing, along with an upstairs office boasting an outdoor balcony terrace overlooking the Bowral CBD.

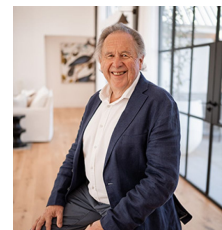
Strategically positioned within the CBD, this property offers convenience, being within walking distance to the main street and the station. The lease has been renewed with an option, and the tenant is responsible for paying outgoings as per the lease agreement.

This freehold property with a long-term tenant in place also benefits from rear lane access and onsite parking, enhancing its accessibility and functionality. There is also potential for redevelopment, making it an attractive investment opportunity in the heart of Bowral.

Price : \$3,400,000
Building Size : 749 sqm
Land Size : 860 sqm
View : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/bowral/commercial/retail/7719199>



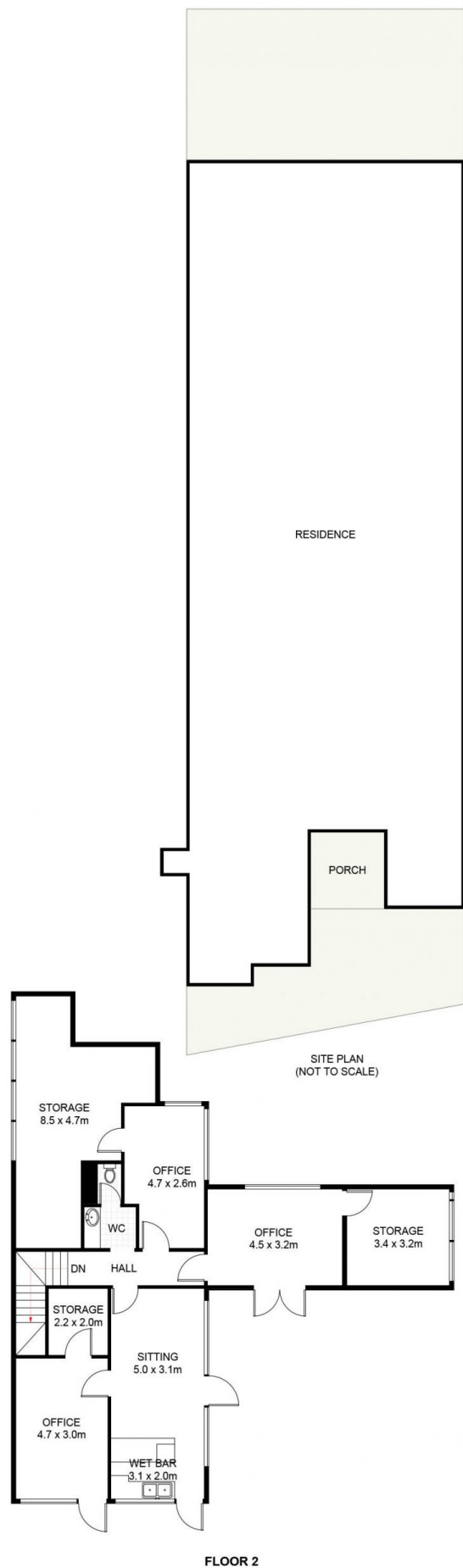
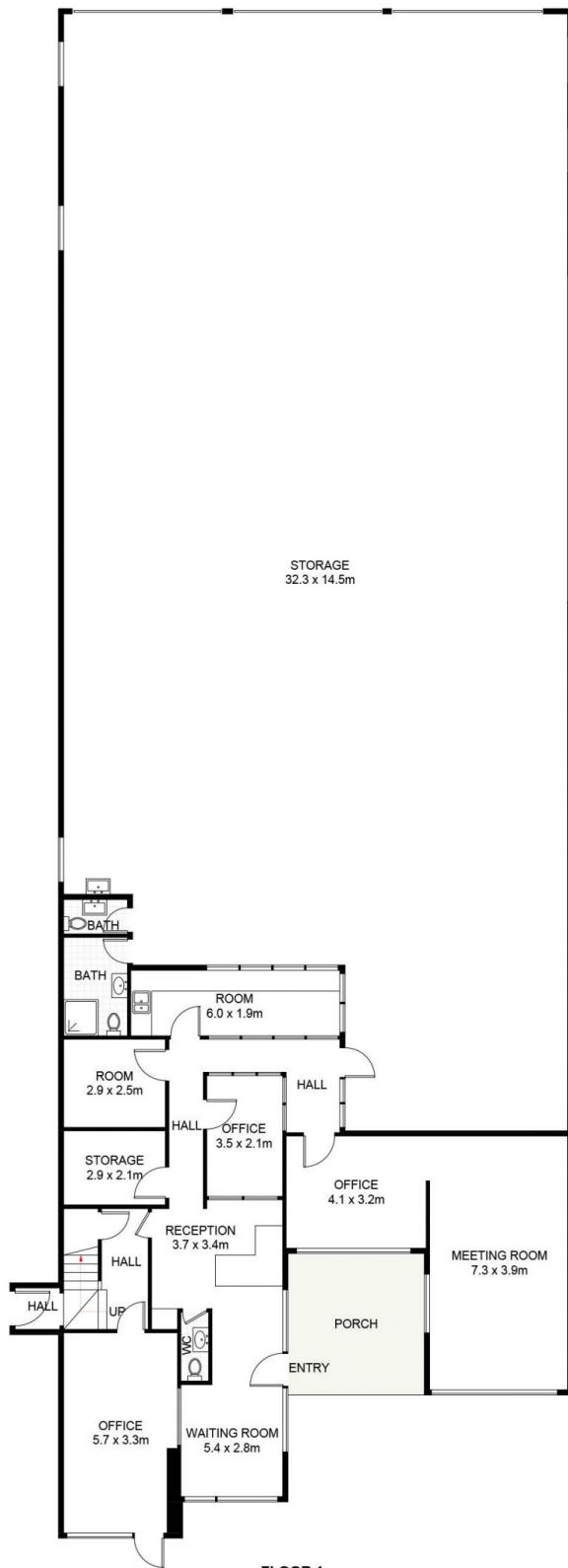
Emma-Jane Carswell
02 4871 2622



Arvo Pikkat
02 4871 2622

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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.