

**19 Derby Street, Bowral, NSW, 2576**



**House For Sale**

Tuesday, 12 November 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Charming Family Home with Spacious Living and Convenient Features

Nestled in the heart of Bowral, this well-maintained 4 bedroom family home offers a fantastic blend of comfort, convenience, and potential. Set on a flat, level block, the property is ideal for those looking for a lovely family home or investment property with easy access to the best of Bowral's amenities.

This property is currently tenanted with very happy tenants on a continuing lease basis. If you would like vacant possession of the premises, it will be vacated by 22 January 2025.

### Key Features:

- Spacious master bedroom with ensuite and built-in robes.
- Second bedroom is queen-sized with built-in wardrobes.
- Third bedroom is single size with a built-in, perfect as a child's room or guest room.
- Fourth bedroom is also a single size bedroom, perfect as another child's bedroom or dedicated office space, ideal for working from home.
- Bright u-shaped Kitchen.
- Generous living areas, with a large lounge and dining room, ideal for entertaining or relaxing with the family.
- Double garage with internal access for added convenience and security.
- Internal laundry with convenient external access.
- Flat, enclosed backyard with a paved patio, perfect for outdoor dining and play.
- Fresh looking paint and carpet, ready to move in.

### Location Highlights:

- Quiet, family-friendly street right in Bowral.
- Close to local schools, parks, and shopping precincts.
- Easy access to Bowral's vibrant town centre, cafes, and dining options.

Please contact us for a copy of the a building and pest report.