

**519 Moss Vale Road, Bowral, NSW 2576**

**House For Sale**

Friday, 19 April 2024

519 Moss Vale Road, Bowral, NSW 2576

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 1347 m2**

**Type: House**



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## **Price Guide \$1,300,000 to \$1,400,000**

This property boasts substantial development potential, as it is zoned for medium density residential use and occupies a generous 1347 square meters of land. The parcel of land presents an exciting opportunity for development, subject to approval from the local council. Its proximity to town offers convenience and accessibility, making it an attractive location for a development project. The current residence is a three-bedroom home. It features an open plan living and dining room. The home includes a good-sized kitchen with ample storage space, ensuring practicality and functionality for daily living. Additionally, a rumpus room and enclosed balcony offer versatile spaces for relaxation or entertainment. With a main bathroom consisting of shower, bath and vanity and a separate toilet, the property already provides essential amenities for comfortable living. A secondary bathroom, conveniently located off the laundry area, contains a shower, toilet and vanity enhancing the property's functionality. Overall, this property presents an enticing prospect for developers seeking to capitalise on its prime location and generous land size, with DA underway, and the ability to purchase council owned land next door, this land offer a solid foundation for redevelopment. For more information, or to arrange a private inspection, please contact Damien Ogilvy on 0423 548 147 [damien@highlandsproperty.com.au](mailto:damien@highlandsproperty.com.au) or Kristy Curr on 0466 911 140 [kristyc@highlandsproperty.com.au](mailto:kristyc@highlandsproperty.com.au).