

**14 Bendooley Street, Bowral, NSW 2576**

**House For Sale**

Friday, 3 May 2024

**14 Bendooley Street, Bowral, NSW 2576**

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 6**

**Area: 832 m2**

**Type: House**



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## Contact Agent

Representing a once-in-a-lifetime opportunity to transform the historic 1896 Bowral Court House, this magnificent property is ready for its next modern chapter. Located opposite Coles, the Tulip Gardens Park and within the main shopping precinct of Bowral, this property commands a prominent sunny, expansive garden on a corner location. The Bowral Court House is approximately 60 meters to The Memorial Hall (that has seating for 350 and a new theatre area), as well as being moments from schools, churches, shops and Bowral railway station. The perfect location for a new restaurant, wine bar, accommodation, weddings, entertainment functions, galleries, or offices (STCA). Planning Layers: Total Lot Area (approx): 832.6 sqm Title: 2/DP1153410 Lot Area (approx): 832.6 sqm Land Zoning (Current): E1 Local Centre Land Zoning (Pre-reform): B2 Local Centre FSR: 1.1 : 1 Height of Building: 10 m Frontage of 20.96m to Bendooley Street and 35.835m to Wingecarribee Street Heritage: Item - General (State) - Bowral Courthouse, including fence Heritage: Conservation Area - General (Local) - Bowral Conservation Area Further improvements to immediate area include;- Road expansion project, including:- Two lanes in each direction between Bong Bong and Bowral Streets- New service road between Banyette and Bowral Streets- New roundabouts at Bong Bong Street and Bowral Street- Upgrade to the carpark at Bowral Station Rail services: along with existing intercity railway services, the proposed Fast-rail (Hot Rails) will extend all the way into the city centre of Australia's largest populated cities. This will, therefore, be one of the most important rail corridors in Australia. If done properly, the Southern Highlands line will form the backbone of a trunk-line running the length of Australia's east coast. For more information, please contact Ben Olofsen on 0419 019 423 or Stephanie Blatch 0499 111 465. Co-listed with Nathan Berlyn (Knight Frank) Contact 0449 157 773 Disclaimer: While we make every effort to ensure that the information, we provide is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.