

**280 Kangaloon Rd, Bowral, NSW 2576**



**Residential Land For Sale**

Saturday, 27 April 2024

280 Kangaloon Rd, Bowral, NSW 2576

Area: 5 m2

Type: Residential Land



Nathan Berlyn  
0449157773

## Contact Agent

Knight Frank is pleased to introduce this substantial land offering of 5.47HA forming part of the Bowral South New Living Area (NLA) which will offer variety of new dwellings, public parks and local amenities to meet the needs of the existing and new community. The draft masterplan identifies the subject property as a residential offering which holds a prominent 350m street frontage opposite the Southern Highlands Botanic Gardens and less than 400m from the proposed new village centre. Highlights - Currently occupying 5.47HA facing Kangaloon Road - Forms part of the Bowral South New Living Area (NLA) - The Draft Master Plan will be on exhibition from mid 2024 - Established surrounding subdivisions with strong sales evidence - Current home situated on block providing rental assistance - Prestige Southern Highlands location - Situated only 2.5km from the historic Bowral township - Site ideal for residential subdivision and retirement village. For further information please contact exclusive agent Nathan Berlyn 0449 157 773.