



# FOR SALE

## A CLASSIC HIGHLANDER WEATHERBOARD WITH HUGE WORKSHOP

**\*\*Virtual walk-through available\*\***

This light-filled, weatherboard home is located on over 1,300sqm of R3 zoned land, bordered by established vegetation, creating a real sense of privacy despite the ultra-convenient location.

Set back from the main road between Mittagong and Bowral, enjoy a short drive or even walk to local shops, cafes, and amenities whilst delighting in the tranquillity on offer in the peaceful, leafy yard.

The internal design of the home is based around a central, north-facing deck, which features as the outlook for numerous rooms of the home. Large French doors located in the master bedroom and both sides of the main living area create an open and airy flow-on effect between the main rooms of the home, which makes for an excellent entertaining space, or spacious family-friendly living.

The 4.5m high, three-bay workshop provides enough space to store at least four cars as is, or more with the addition of a hydraulic lift system (as originally intended). This large workshop provides enough space for a builder, mechanic, plumber or any other tradie to run their business from home.

For the investor looking for flexibility, the house could be leased out separately to the workshop, allowing the space to be used privately by the landlord as storage.

The generously sized garden shed located at the rear of the property is equipped with three-phase power, allowing for a variety of high-powered machines to operate.

Features:

- Three bedrooms, master with access to deck, and walk-through robe to ensuite
- Main bathroom with bath

**4 BED | 1 BATH | 4 CAR**

**PRICE:**  
**\$980,000 - \$1,075,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Sam Mulholland**  
**0432368341**  
sales@mulhollandproperty.com  
mulhollandproperty.com.au



## 59A BOWRAL ROAD, MITTAGONG

FLOOR PLAN AREA 340 m<sup>2</sup>

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