



**SOLD**

## OWN A PIECE OF HISTORICAL BOWRAVILLE. OFFERS INVITED!

Situated in the heart of Bowraville, highset with dual road access, On a large 961sqm block (Approx) this opportunity to own piece of Historical Bowraville is suited to Owner Occupiers, Investors and renovators alike.

This property offers all the character feel and charm you would expect from an original heritage build of yester year, with standard High Ceilings, Seasoned hardwood timber floors and Large verandah which comes complete with rocking chair, over looking established gardens.

3 Main rooms in addition to the northerly facing sunroom provide flexible living arrangements for the occupants with the third bedroom currently used as a 2nd Living area.

The large open Combined Living / Dining, with arches and high ceilings offers a brick Fireplace with combustion heater maintaining the original heritage feel of the property whilst efficiently warming you through the colder months.

Whilst the Bathroom and kitchen remain functional the new owner would certainly consider the update of these areas so as to regain the former warmth and glory these rooms enjoyed within the heart of this historical building.

Large undercover Entertaining area adorns the ample sized backyard ensuring all those family events are catered for while the Large double garage and Large semi-detached Laundry offer room for a workshop and storage.

Investors should take note of the higher Rental yields on offer in Bowraville as compared to other areas, in addition to, future development potential of the property (subject to approval) utilising the Dual Street Frontage.

As opportunities to purchase into the Historical Bowraville Community are rare and this offering unique, the Owner is seeking Guidance from the market, inspection and offers are both welcomed and invited.

Book an inspection today!

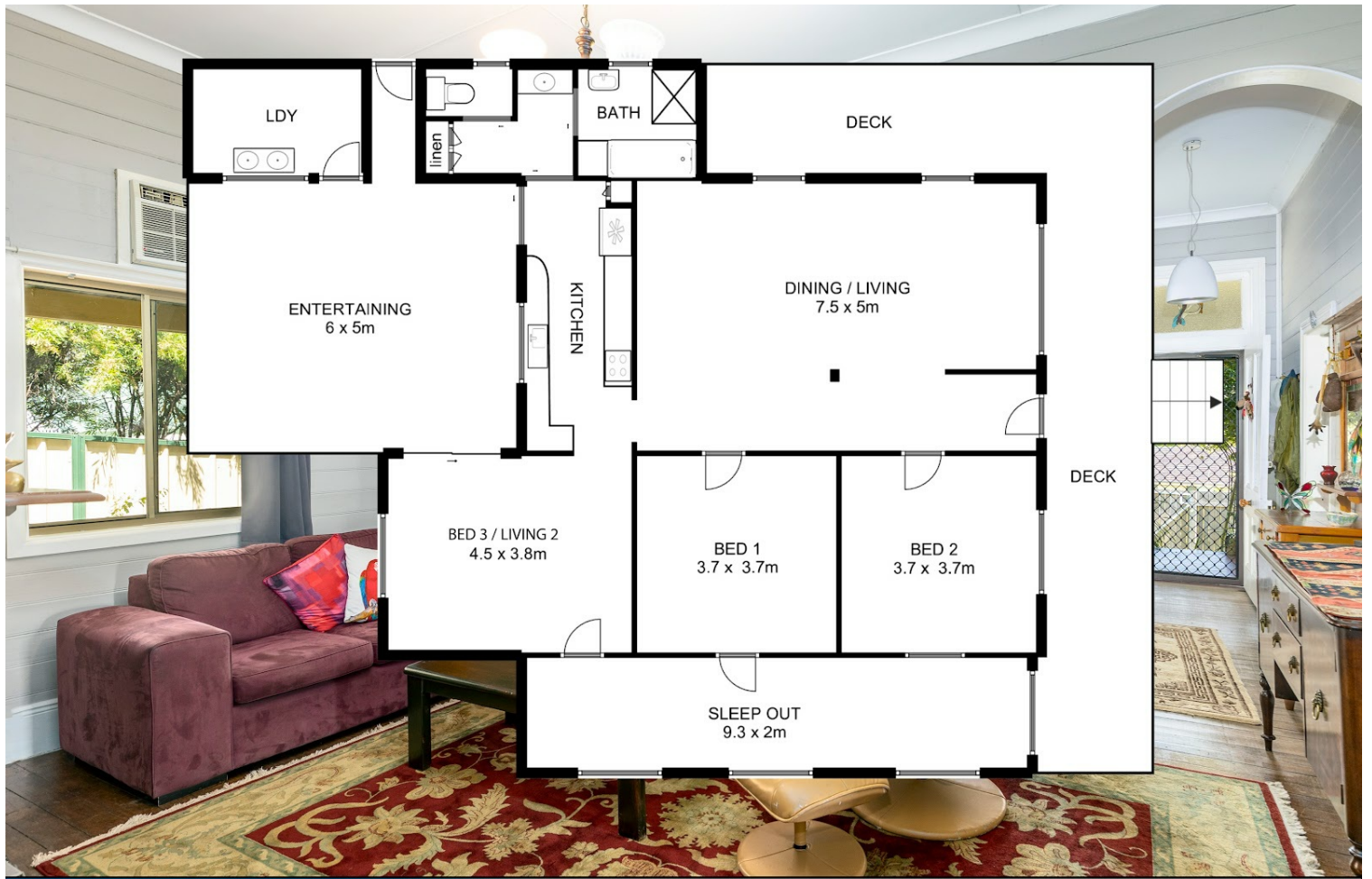
4 BED | 1 BATH | 2 CAR

PRICE:  
\$463,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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