



22 Park Road, Bowral

## Opportunity Plus! A Rare R3 Zoned 2,024 sqm Landholding

Existing home | Medium-density potential (STCA) | a Rare, well located R3 landholding

Positioned on a substantial 2,024 sqm parcel of R3 Medium Density Residential land, 22 Park Road presents a rare opportunity to secure a solid existing home with genuine flexibility for a range of future uses, including medium-density development potential (STCA). Located within an established Bowral pocket close to town amenities, this is a strategic landholding offering choice, scarcity, and long-term upside.

" zoned land of this scale and proximity to Bowral's town centre, hospital, parks and café precincts is increasingly limited, with few comparable opportunities remaining in established residential areas. The site's regular rectangular shape, approximately 20-metre frontage and strong depth provide a practical planning framework for buyers seeking longer-term medium density potential, while also supporting use as a standalone residence, renovation, or rebuild of a substantial single home.

Development Potential:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3 🏠 1 🚿 3 🚗

**FOR SALE**  
Contact Agent

### AGENTS

Sophie Desprez  
0425 202 742  
sdesprez.bowral@ljhooker.com.au

Sam Bonkowski  
0407 890 746  
samb.bowral@ljhooker.com.au

### AGENCY

LJ Hooker Bowral  
(02) 4811 1918



## Development Potential (STCA)

- R3 Medium Density Residential zoning under Wingecarribee LEP 2010
- Suitable for a range of medium-density residential outcomes, subject to council approval
- Approx. 2,024 sqm land area
- Approx. 20 m frontage with strong overall site depth
- Buyers are encouraged to undertake their own planning and due diligence

This property offers flexibility rather than prescription, allowing purchasers to assess and capitalise on its zoning and land attributes in line with their own objectives and council requirements.

## Existing Home:

The existing single-level home provides genuine appeal in its own right, offering immediate utility and flexibility, whether occupied as-is, renovated, rebuilt as a new single residence, leased, or held while future plans are explored. Features include:

- 3 bedrooms
- 1 bathroom
- 3-car garage
- Fireplace
- Family / rumpus room
- Established improvements including a rear extension
- Close proximity to schools, transport, hospital, caf&#xE9;s and everyday amenities

## Location:

Set within a well-established Bowral streetscape, the property enjoys convenient access to the town centre, hospital precinct, parks and everyday services. Opportunities to secure R3-zoned land of this size and proximity in established Bowral locations are increasingly rare, making this a compelling option for owner-occupiers, developers, land bankers and strategic buyers alike.

Whether you are seeking a large residential holding, a future development opportunity, or a flexible land-led investment with zoning upside, 22 Park Road represents a strategic acquisition in a tightly held Bowral location.

For further information or to arrange an inspection, contact Sam Bonkowski on 0407 890 746 - [samb.bowral@ljhooker.com.au](mailto:samb.bowral@ljhooker.com.au)

## MORE DETAILS

Property ID	1SGHVU
Property Type	House
Land Area	2023.6 m2

### Sophie Desprez 0425 202 742

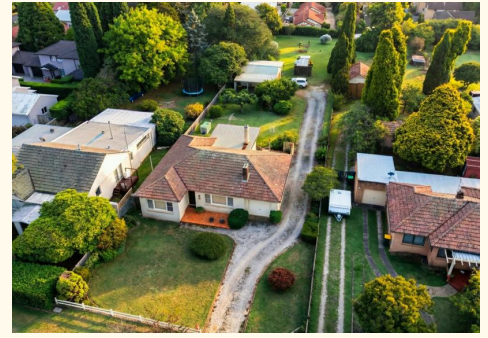
Principal | [sdesprez.bowral@ljhooker.com.au](mailto:sdesprez.bowral@ljhooker.com.au)

### Sam Bonkowski 0407 890 746

Sales | Marketing | Strategy | [samb.bowral@ljhooker.com.au](mailto:samb.bowral@ljhooker.com.au)

### LJ Hooker Bowral (02) 4811 1918

2B | 399 Bong Bong Street, BOWRAL NSW 2576  
[bowral.ljhooker.com.au](http://bowral.ljhooker.com.au) | [bowral@ljhooker.com.au](mailto:bowral@ljhooker.com.au)



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

