

**1/45-47 Ascot Road, Bowral, NSW 2576**

**DUNCAN HILL**  
— PROPERTY —

**Villa For Sale**

Friday, 19 April 2024

1/45-47 Ascot Road, Bowral, NSW 2576

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Duncan Hill  
0414486114

## Contact Agent

Nestled in an enviable location, this townhouse boasts an unparalleled setting, complete with a sun-drenched yard that beckons relaxation and enjoyment. Positioned within a small, exclusive complex of only 8 properties, this charming abode offers a sanctuary of privacy and tranquility. Located within walking distance to Bowral Hospital, medical facilities, as well as parks, boutique shopping destinations, and a variety of dining options, every convenience is just a stone's throw away. We invite you to explore all that this exceptional property has to offer – schedule your inspection today and make your dream downsizing lifestyle a reality. Features include; Reverse-cycle air conditioning x 2 Day/Night Honeycomb blinds Roller blinds Decorative cornices Master bedroom featuring ensuite and walk-in robe Bedrooms 2 and 3 with built-in wardrobes Floor-to-ceiling tiles in both bathrooms Additional powder room Light filled kitchen with stone bench tops, Omega dishwasher, Omega oven and gas cooktop Open-plan kitchen, dining and living area with French doors that lead out to undercover patio and garden Established low maintenance garden