

1/9-11 Ascot Road, Bowral, NSW 2576



Townhouse For Sale

Friday, 15 March 2024

1/9-11 Ascot Road, Bowral, NSW 2576

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 110 m2

Type: Townhouse



Debbie Pearce



Tobie Mason
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For Sale - Price Upon Request

Welcome to the private enclave of 'The Ascot', where you'll enjoy the privileges of a secure and gated community including a secret communal garden. Nestled within this prized, premium complex of twelve is this delightful north-facing two-storey townhouse offering the perfect blend of convenience and low maintenance living, equipped with its own private grassed courtyard. Located in a coveted 'Old Bowral' location ensures you're only a few moments to everything the township of Bowral has to offer - hospital/medical facilities, transport links, retail precinct, restaurants, and cafes. As you enter, you are greeted by the open-plan layout that seamlessly connects the spacious, renovated kitchen to the living and dining area beyond. This level accommodates the main bedroom complete with dual access ensuite featuring a luxurious corner spa and servicing the other bedroom with built-in robe. On the second level are two additional bedrooms, one complete with a walk-in robe, both featuring stunning skylights and the main bathroom with modern tiling, a frameless shower, vanity, and another skylight. Heading outside the private and lush alfresco garden area evokes a serene outdoor oasis surrounded by established climbers and manicured conifer hedges. Practicality meets convenience with a split unit air-conditioner and single, automatic single garage and storage providing internal access via the well-equipped laundry. Thoughtfully designed and recently refurbished this townhouse isn't just a home but a lifestyle in perfect proximity to the Bowral township. Representing an outstanding opportunity for all types of buyers, particularly down sizers looking for a smart townhouse residence, or investors looking to capitalise on the fantastic 'Old Bowral' location. For additional information or to arrange a private inspection, please contact Tobie on 0474 945 836 or Debbie on 0400 339 449. Additional features:- Open-plan design connecting kitchen, living, and dining areas- Bay windows featuring garden glimpses coupled with French doors opening to an inviting, alfresco area enable outdoor enjoyment- Spacious and modern kitchen with 60cm SMEG freestanding electric oven and 4-burner gas cooktop, with 40mm stone benchtops, subway tile splashbacks, iLVE fully integrated dishwasher, Franke sink and bespoke white cabinetry- Laminate timber-look flooring throughout the lower level, with carpet to the two upstairs bedrooms, stairwell, and landing- Climate comfort via the Daikin split unit air-conditioner in the living zone, Plantation shutters throughout plus Rinnai gas hot water system- Quaint wainscoting throughout the living zone downstairs, adding to the property's modern-country appeal- Security is optimised, with access granted via the code-operated electric gate, phone security system or through locked access gates, directly from Ascot Road.- Positioned in a neighbourly community pocket in walking distance to Bowral high street combining convenience with a serene setting Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable, with no reason to doubt its accuracy. All interested person/s should rely on their own enquiries.