

10/44 Kangaloon Road, Bowral, NSW 2576

HENDERFIELD
Southern Highlands

Villa For Sale

Monday, 18 March 2024

10/44 Kangaloon Road, Bowral, NSW 2576

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Villa



Paul Macefield
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Nanette Phillips
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Price Guide \$850,000

This single level apartment in the highly sought-after "Over 55's" Merrigal complex - offers peace and privacy close to Bowral. Light and bright with direct access to outdoor living areas from all bedrooms, living and dining. The northern patio offers the warming winter sun while the southern covered entertaining area is perfect for hot summer nights. The entrance hall leads to a spacious lounge and separate dining room that connects to the kitchen through a servery. The master bedroom is spacious with two built-in robes, and large ensuite with bath. The second bedroom has built-ins and connecting door to bathroom/laundry while the third bedroom could be a perfect sitting room/study. Large secure basement carpark & storage with lift access to the villa. Security complex. This apartment has it all while perfectly positioned for an effortless lifestyle....easy like Sunday morning!