

**10 Shepherd Street, Bowral, NSW 2576**



**House For Sale**

Thursday, 15 February 2024

10 Shepherd Street, Bowral, NSW 2576

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



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## **Auction Guide \$1,950,000**

Located in one of Old Bowral's most covetable positions, this fully renovated home has been transformed by renowned Southern Highlands designer David Luckie to create an extremely smart, sleek designer lifestyle. With a north to rear aspect showcasing recently professionally landscaped easy-care gardens, this home is ready to move into, kick off your heels and start enjoying life and all that this superb location represents. A quiet neighbourhood, a level paved stroll to Bowral's cafes, galleries and services - the perfect blend of a manageable "downsizer" in a much-sought-after location. Quality bespoke joinery, sharp modern styling, diverse textures including a large fabric wall and subtle lighting plus the premium fixtures and fittings are ready to be complimented by your chic touches and the level north to rear garden is ready for your 'sometimes' green thumb to create a private low maintenance oasis and sunny northern garden for all seasons. Enter into a striking conversation lounge/music room and move through to the casual media area, dining room and central, brand-new kitchen with enormous stone-topped island bench, dishwasher, externally flued rangehood, ceramic cooktop and Smeg under-bench oven. The vast north to rear aspect is bordered with expansive double-glazed windows and sliding door and looks out to a new undercover pergola and the rear, recently renovated garden-with garden shed and vege area. The main bedroom has glass French doors plus a beautiful new ensuite and built in robe, a second bedroom has a walk-in robe and a third, currently set up as a home office or study has built in joinery. All bedrooms are luxuriously carpeted whilst new timber-look flooring in the living areas will compliment your rich rugs and furnishings.- Brand new, zoned, reverse-cycle heating and cooling throughout- Large electric new hot water system- Underfloor heating in bathrooms- Double glazed windows and doors- Completely renovated internally by David Luckie Design- Internal laundry with external access- Single, drive-through garage with internal access and auto door- Cement driveway- Professionally landscaped gardens with irrigation- Level, north to rear garden with undercover, cement terrace- Statement lighting- Excellent storage