

**14 Charlotte Street, Burradoo, NSW 2576**

**DREW LINDSAY**

**House For Sale**

Tuesday, 5 December 2023

14 Charlotte Street, Burradoo, NSW 2576

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 6475 m2**

**Type: House**



Andrew de Montemas

## EOI Closing 15th December, Unless Sold Prior

The federation-era cottage with beautifully preserved original features is utterly charming, but it is the garden at Gowan Brae that will steal your heart. Nationally renowned as a 'colour-coordinated tapestry of flowering plants' that includes a rose-garden featuring approx. 200 heritage species, a croquet lawn and a fabulous topiary display, Gowan Brae has been a thirty-year labour of love for the owners. On what was once a 1.5 acre paddock in the heart of beautiful Burradoo, this classic English cottage garden with a woodland walk, offers not only flowering plants, but beautiful trees and shrubs for seasonal colour: nyssa, scarlet oak, crab apple, and an unusual variety of silver birch to name a few. The home, c1890s, offers the perfect opportunity for lovers of heritage architecture who may wish to update it sympathetically: 12-foot decorative pressed metal ceilings, original fireplaces, the original front door, leadlight windows, three well-sized bedrooms (including large main with ensuite), a study, central kitchen, dining room, formal sitting room and a sunroom. A contemporary-style extension (STCA) at the rear, taking advantage of the beautiful garden views is easily imagined. There is plenty of room for a tennis court and swimming pool and the perfect north-to-rear aspect means light-filled living. A freestanding garage with workshop is located to one side and contains a lovely upstairs studio/loft space which could be renovated as extra accommodation. With solar panels, a potting shed, chicken coop and a variety of outdoor seating areas adjacent to rose-covered arbours, Gowan Brae is a country dream, located just five minutes' from Bowral town centre and close to excellent schools.

**Short Copy/Brochure** The federation-era cottage with beautiful original features is utterly charming, but it's the 1.5-acre English garden at Gowan Brae in beautiful Burradoo that will steal your heart. The renowned cottage garden includes 200 heritage species of roses, a woodland walk and an extraordinary topiary display: it has been a thirty-year labour of love. Devotees of heritage architecture – this is your opportunity: 12-foot decorative pressed metal ceilings, original fireplaces, leadlight windows. Update, or a contemporary-style extension (STCA) is easily imagined. With room for a court and pool, north-to-rear aspect and just five minutes' to Bowral, prepare to be delighted.