

**15 Arthur Street, Mittagong, NSW 2575**



**House For Sale**

Wednesday, 6 December 2023

15 Arthur Street, Mittagong, NSW 2575

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 797 m2**

**Type: House**



Debbie Pearce



David Pearce  
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## For Sale - Price Upon Request

Welcome to your dream abode in Mittagong, where modern luxury meets classic charm! Nestled in the coveted Lake Alexandra locale, are two extensively redesigned and renovated residences (3-bedroom residence plus separate 2-bedroom guest cottage) both impeccably designed and boasting thoughtful details. Step into a world of sophistication as you explore the thoughtfully curated interiors that seamlessly beckon you to explore further. Incorporating style elements of previous eras, whilst retaining the functionality we desire for today's living; every room is a testament to exquisite taste and meticulous craftsmanship. The inviting open plan living area beckons you to warm yourself alongside the combustion wood fireplace complete with custom-tiled hearth, and marvel at the finishes including decorative wall panelling, architraves, cornices, elevated ceilings and feature pendant lighting. The functional layout connects perfectly with the gourmet kitchen that cleverly blends aesthetics with optimum usability. Sleek marble countertops, induction cooking, SMEG oven, integrated dishwasher, feature tile splashback and ample storage will ensure cooking is a pleasure, whether you're hosting an intimate dinner or perhaps a larger gathering. The three well-appointed bedrooms offer a retreat for each member of the household. The master has a lavish ensuite with double shower and heated flooring, and a well-appointed walk-in robe. The additional bedrooms benefit from extra storage, with one bedroom easily able to convert to additional living space if desired. But the allure doesn't end there. Venture outside to discover your private oasis – the landscaped garden with a centrally located fire pit, pergola, built in spa, outdoor shower, feature lighting and garden shed. This outdoor haven is perfect for quintessential Highlands' evenings under the stars, entertaining friends, or simply enjoying the beauty of nature and the views beyond to Mount Alexandra. Adding to the appeal is the detached, fully renovated two-bedroom guest accommodation at the rear of the property, benefitting from the property's dual street/lane access. This bonus space offers endless possibilities – extra guest accommodation, work from home space, or even a source of passive income (currently being run as an AirBnB). Comfort is assured with heated polished concrete floors, double glazed windows, split unit air conditioning and separate rear lane access via electric gate. This stunning addition offers guests a luxurious retreat, complimented with impressive, vaulted ceilings, wall panelling and a fully functioning kitchen with induction cooktop, SMEG 60cm wall oven and integrated fridge and dishwasher. Mittagong is renowned for its scenic beauty and vibrant community, as well as boutiques, cafes, restaurants and country style pubs with this property allowing you to savour the best of both worlds, making it an ideal place to call home. Don't miss the opportunity to experience the epitome of Mittagong living please contact Debbie 0400 339 449 or David 0438 846 199 to arrange your personal tour. Additional features:- North to rear 797sqm parcel, with dual access between Arthur Street and Leopold Lane- Just a few of the renovation particulars include amended floor plan, new windows/doors, addition of roof insulation, electrical rewiring, Weathertex exterior, hot water heat pumps plus heating/cooling options- Automatic gates to front and rear of property- 10kW solar panels and 2 electric hot water heat pumps- Outdoor spa and shower- Established garden with feature lighting and seating areas- Expansive views to Mount Alexandra from your landscaped rear garden- Ideally positioned just moments from Lake Alexandra and Mittagong town centre providing access to nearby amenities, retail outlets, schools, parks, and transport options- Easy access to the highway for commutes to either the Sydney or Canberra corridors, as well as the nearby delights of Bowral, Berrima and the Southern Highlands

**Main Residence features:-** Quality finishes throughout including feature cornices, architraves, decorative wall panelling, elevated ceiling heights and feature pendant lighting- Custom-tiled hearth surrounding the combustion fireplace in the open-plan living area, complemented by reverse-cycle ducted air conditioning- Designer kitchen featuring stone breakfast bar and SMEG 60cm oven, induction cooktop and integrated dishwasher- Master bedroom with generous walk-in robe and ensuite featuring dual shower and underfloor heating- Two additional bedrooms with built-in robes, serviced by the well-equipped main bathroom with ceiling height tiling, underfloor heating, designer bath and cabinetry- Engineered timber flooring in central living areas, plush carpets to bedrooms, feature lighting with custom curtains and roman blinds throughout

**Guest Cottage features:-** Fully self-contained, two-bedroom residence at the rear of the property with its own lane access and parking- Comfort assured with heated flooring to the polished concrete floor, with the addition of a split unit air conditioner- Engineered timber flooring and vaulted ceilings to the combined living, dining, and kitchen area- Kitchen enjoys central island, induction cooktop, SMEG oven with fully integrated fridge and dishwasher- Feature pendant lighting, roman blinds and wall panelling complete the inviting cottage- Currently utilised as AirBnB accommodation

**Disclaimer:** All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All

interested person/s should rely on their own enquiries.