

155 Merrigang Street, Bowral, NSW 2576



House For Sale

Thursday, 25 April 2024

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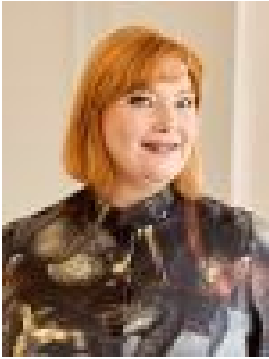
Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 704 m2

Type: House



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For Sale \$3,500,000-\$3,850,000

A bespoke luxury down-sizer's home located in "Old Bowral" offering generous proportions without the headache of a large garden or the constraints of strata title. Offering a peerless lifestyle and exuding luxury and style at every turn, this architect designed masterpiece is the epitome of glamorous, easy-care living. Laden with design detail, geared for entertaining and poised to take full advantage of the northerly sun-soaked aspect, this private home will delight at every turn. Proudly positioned at the peak of Merrigang Street offering a depth of landscape and views to the mountain with an ever-changing vista of brilliant colours year 'round. Conceived by the talented architect responsible for the popular 'Bendooley Estate', number 155 is a warm, welcoming, and enchanting home of good scale and proportion with functional living spaces, maximum sun and an abundance of storage. The heart of the home showcases a massive living/dining/kitchen space with vaulted ceilings plus an intimate sunroom enjoying all of the year's east, north and western sun with dual stacking windows on either side. The wow factor exemplified! The living, sunroom, kitchen and master suite all face north and enjoy the sunny winter paradise of the terrace overlooking the artistic easy-care courtyard garden with Japanese Maples, stylish clipped English box topiaries and a bespoke alfresco fireplace - ensuring warmth and opportunity for entertaining in every season. A huge luxurious master suite offers a Lopi gas log fire, Frame TV and separate dressing room (all internally sensor lit), leading to a massive private ensuite with freestanding bath, English tapware, dual vanities and separate French-door walk in shower room. Separating the master suite and subsidiary bedrooms is the home office - designed for two with hand crafted joinery creating a desk and full walled bookcase and storage. A fabulous laundry adjoins the internal storeroom/ wine cellar with 2nd fridge. The car enthusiast's dream triple garage is furnished with a car turntable that at the touch of the remote makes parking fun and a breeze. The garage is lined with copious cupboard storage and a pull down ladder accessing an attic store-room above. Bathed in warm northern winter sun in all major rooms, rarely does one see such panache and high-quality design accents all under the one roof. It's simply one of a kind and impossible to replace in this prized location. A very private world awaits and commands your attention. Features:-

- Torrens title (not strata) - Bespoke architectural design- 360m2 sublime luxury level living- German double-glazed uPVC windows throughout with 16mm argon gas- Vaulted ceilings in living & sunroom.- High 2.9 ceilings in remainder of house-
- Both bathrooms feature green and white Italian marble floors- Walk-in shower room- Heated towel rails in bathrooms-
- Underfloor heating in all wet areas- Porcelain kitchen benchtops - Aged brass edged island bar on aged brass capped legs-
- 'Miele' dishwasher- Twin 'Falcon' baker's oven with 5 burner gas cooktop - Externally vented 'Sirius' exhaust hood - Concealed "power pole" power points in island- Electric kitchen auto drawers plus soft close - Twin slide-out pantry-
- Designated coffee station and appliance storage- Internal storeroom with 2nd fridge- 360 degree car turntable services garage parking- Painstakingly hand laid cobblestone driveway and entrance courtyard- 3 car side by side garages with auto door-
- An abundance of storage - 9 x full height doors of cupboards in garage - Additional attic storage space (5m x 3m)- Zoned 'Fujitsu' reverse-cycle air-conditioning and heating- Lopi gas log fires in living and master suite- 'SolarEdge' 5.92kw solar array with scope to expand- Tesla EV charger - 3 Phase power- R4 wool insulation in ceilings and walls - Silver ash travertine in entry- Superior 'Merbau' timber decking - Black & white stripe German 'Markilux' external electric sun blinds - Designer 'Peter Meyer' roman blinds - French 'Pierre Frey' fabric curtains - 100% wool carpets- American engineered hard wearing oak herringbone design timber flooring - Maintenance free external 'Weathertex' weatherboard cladding- Electric remote front gates- Low voltage external garden lighting and fully irrigated gardens-
- External 'Jetmaster' wood burning fire with herringbone brick sitting area - Security cameras throughout and keyless remote front doors enable remote access from anywhere in the world- 5 year balance of builder's homeowners warranty

Quite literally all the bells and whistles from the box seat of Bowral. For more information on this very special property, please contact Sarah Wotton on 0412 338 891. **Agent Interest**