

16 Boronia Street, Bowral, NSW 2576



House For Sale

Wednesday, 28 February 2024

16 Boronia Street, Bowral, NSW 2576

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 4001 m2

Type: House



Bradley Cocks

0432300193

Auction - Price Guide \$2,200,000

In the heart of an exclusive, leafy enclave, this single-level family home occupies a generous acre, offering the lifestyle benefits and beauty of Bowral, with golf courses, vineyards, boutique stores, and quaint cafes, all within easy striking distance. The home's focal point is its expansive kitchen, living, and dining zone, designed for open-plan living and leading out to a shaded pergola. High ceilings amplify the interior's spaciousness, with glass sliding doors and ample windows with plantation shutters framing serene garden views. Sleeping spaces comprise a master bedroom with a walk-in closet and ensuite, alongside two more bedrooms with built-in wardrobes, plus a flexible study room. The home also includes a large main bathroom with a bathtub, a separate water closet, and a well-appointed laundry room for functional living. Comfort is ensured year-round with reverse-cycle, ducted, zoned air-conditioning, a gas fire, a slow-combustion wood fireplace, and ceiling fans. The large backyard presents exciting potential, including adding a granny flat or creating a new outdoor entertainment area, adding to the home's appeal and future possibilities.

- Private acre within a quiet, exclusive, leafy enclave, moments from Bowral CBD;
- Quintessential Southern Highlands lifestyle surrounded by golf courses and vineyards;
- Oversized master bedroom with a walk-in robe and an ensuite;
- Three additional bedrooms with built-in robes;
- Spacious and sunny open-plan kitchen, living, and dining zone;
- 9-foot ceilings throughout, glass sliding doors, plantation shutters;
- Reverse-cycle ducted and zoned AC, ceiling fans, and multiple fireplaces;
- Seamless indoor-outdoor flow with covered alfresco area and shaded pergola;
- Expansive backyard and easy maintenance gardens;
- Potential for a granny flat or outdoor living expansion;
- Triple garage with internal access and plenty of open parking.

For more information on this property, please contact Bradley Cocks on 0432 300 193.