

**19 Ayrshire Parade, Bowral, NSW 2576**



**House For Sale**

Thursday, 18 April 2024

19 Ayrshire Parade, Bowral, NSW 2576

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1196 m2**

**Type: House**



Debbie Pearce  
0400339449



David Pearce  
0438846199

## For Sale - Price Upon Request

Situated in the peaceful neighbourhood of the Retford Park community, this spacious single level Rawson Homes build is strategically positioned to take full advantage of its northerly orientation. The charming facade, stone walls complimenting the well-tended garden creates an impressive streetscape offering the ideal balance and scope for exceptional country living within desirable proximity to the township of Bowral. Step inside and explore a thoughtfully designed layout that is bathed in natural light. Offering versatility, including a spacious master suite with a walk-in robe, ensuite, and French doors leading to the covered front veranda—the perfect haven for parents. The other three bedrooms, each with built-in robes, share a central bathroom equipped with a shower, bath, and vanity with ample storage. A separate living room provides a dedicated space for children to relax and play, away from the main living area. Additionally, there's a further media room for cosy movie nights. The well-planned kitchen is designed for functionality with the oversized 40mm stone-topped waterfall edge island, modern appliances and generous walk-in pantry that's perfectly suited for entertaining. The inviting open-plan living and dining area seamlessly flows into the expansive northerly alfresco space, offering quintessential semi-rural views towards Mount Gibraltar. Delivering a rear garden that is a true oasis with manicured plantings, hedges, feature trees, and dry-stone retaining walls, creating inviting spaces for enjoyment, including a pergola, arbour, fire pit, and dedicated workshop with power. Spend your weekends unwinding in this peaceful setting, enjoying the perfect spot to host gatherings with friends and family. Nestled among other quality homes and conveniently located near bike and walking trails, and just a short drive from the delightful Bowral village, this remarkable property deserves a closer inspection. For more information or to schedule a private viewing, please contact Debbie on 0400 339 449 or David on 0438 846 199.

**Additional features:-** Built by Rawson Homes in 2019- North-to-rear orientation, private and fully fenced 1,196sqm block- Master bedroom with walk-in robe, additional robe, ensuite featuring double vanity, and large walk-in shower- Three generous bedrooms with built-in robes, serviced by a well-equipped main bathroom and a separate powder room for guests- Kitchen with waterfall edge stone island and Westinghouse appliances including 90cm electric oven, 6-burner gas cooktop, rangehood canopy, dishwasher, and built-in microwave- Storage via the oversized walk-in pantry and two walk-in linen cupboards- Timber flooring to central living zones, carpet to bedrooms plus media room with custom curtaining/blinds through out - North-facing alfresco area complete with power, gas bayonet, electric screening, and ceiling fan- Daikin ducted reverse-cycle air conditioning, as well as an intercom system and 6.6kW solar panels- Wooded floors to central living areas and 9-foot ceilings- Mature planted gardens with feature dry-stone retaining walls, fire pit, arbour, and pergola- Separate workshop with power and 8,000L water tank- Double automatic garage with storage space- Quietly located some 3.4km from Bowral's town centre with a strong community feel with easy access to walking and bike paths, Central Park, Ngunungulla regional art gallery, Hearth Cafe, and the popular Scottish Arms Hotel

**Disclaimer:** All information contained herein is obtained from property owners or third-party sources which we believe are reliable, with no reason to doubt its accuracy. All interested person/s should rely on their own enquiries.