

**24 Linden Way, Bowral, NSW 2576**



**House For Sale**

Wednesday, 12 June 2024

24 Linden Way, Bowral, NSW 2576

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1020 m2**

**Type: House**



Henry Capel



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## Contact Agent

Neat as a pin, and set amid thriving established gardens, this lovely home spans a well-proportioned single level and is ready to welcome its new owners. Timber laminate floors and a warming neutral scheme provide instant appeal, while the sun-soaked outdoor area that flows from the family room is sure to be your favourite spot to relax. This is a great opportunity to acquire a well-presented home that is ready to move into, while still allowing you to add your own touches. Placed on a generous 1016sqm parcel, you'll enjoy having direct access to the walking track that takes you to Cherry Tree Walk, and also being within minutes of local sporting fields, the Botanic Gardens, excellent schools and the centre of Bowral.

- Spacious living area at the front of the home effortlessly accommodates both lounge and dining zones
- The large, practical kitchen is incorporated into the family room which benefits from a Rinnai gas heater, split system a/c and a ceiling fan
- Sunny north facing alfresco terrace sits beneath a pitched roof and offers a lovely, relaxed space for casual entertaining
- Master bedroom includes a walk-in robe and ensuite, while the remaining two bedrooms each have built-in wardrobes
- Well-presented main bathroom includes a shower and corner bath, heated lighting, and a large vanity
- Established, tiered back yard is fully fenced and abundant in thriving plants and trees, while offering exceptional privacy
- Secure double garage provides covered access into the home from the rear, with additional driveway parking also available
- An extremely appealing home with exciting potential, or alternatively, a promising investment
- Fabulously located close to walking/bike tracks, local parks, school buses, and the heart of Bowral's lifestyle hub

For more information or to arrange a Private Inspection please contact Henry Capel on 0431 190 368 or [henrycapel@oneagency.com.au](mailto:henrycapel@oneagency.com.au)