

**26 Merilbah Road, Bowral, NSW 2576**

**Sold House**

Thursday, 11 April 2024

26 Merilbah Road, Bowral, NSW 2576

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1563 m2**

**Type: House**



Jacob McKinnon  
0498653300

**\$2,250,000**

Sequestered within a quiet corner of beautiful Bowral, pleasantly shielded from the hustle and bustle but still conveniently close to the town centre, 26 Merilbah Road offers a uniquely tranquil lifestyle like no other. Combining effortlessly comfortable living arrangements with a warm presentation, this lovely four-bedroom property is the next evolution in relaxed family living. It sits just around the corner from local dining options and parks and is an easy 4-minute drive to Bowral Station and the Bowral CBD. Rich timber accents, sweeping ceilings, and an exceptionally bright atmosphere are the bread-and-butter of 26 Merilbah Road, and it's easy to see why. From your very first steps inside you'll find yourself already feeling perfectly at home and ready to kick your feet up and just relax. The stunning entry flows right on through into the first living space, and then into the open plan kitchen, dining and living areas beyond. From one area to the next you can find yourself surrounded by an unmatched aesthetic and eminently comfortable design, and that's without even mentioning the gorgeous, leafy green views that are a permanent accompaniment. The core kitchen is open plan and modern, boasting stone-top benches and a large island with breakfast seating; gas cooking and quality cabinetry; as well as easy service directly to a living and dining area kept comfortable through the nearby fireplace. Bedrooms are generously sized and spaced evenly throughout the home, each featuring built-in wardrobes, with a walk-in wardrobe and en-suite to the master. The bathrooms boast exquisite styling, showcasing feature tiling, a glass-enclosed shower with rainfall shower head, a luxurious bathtub, and heated floors and towel rails for added comfort. Moreover, the property is well-appointed with a tranquil upstairs office space, a spacious double garage seamlessly connected to a superb self-contained studio featuring underfloor heating; and extensive decking lining the central living areas, giving family members a chance to look out over their gorgeous surroundings and sizable, well-presented backyard. Give Jacob McKinnon a call ASAP on 0498 653 300 to organise an inspection, because this amazing property will not stay on the market long. Features include:

- Land size – 1,563 Sqm
- Just around the corner from Hickory's Restaurant and Bar, as well as local dog parks; 4-minute drive from the Bowral CBD and shopping options, as well as Bowral Station
- Double garage with interior access plus additional storage shed in yard
- Garage opens to a self-contained studio with private deck and bathroom
- Stunning atmosphere provided by warm timber accents, sweeping ceilings and spacious living areas
- Fantastic decking lines the Northern edge of the home, promising amazing views
- Open plan kitchen, dining and living spaces flooded with natural lighting, plus fireplace
- Double glazed door and windows
- Underfloor insulation
- Gas central heating and ducted air conditioning
- Solar panels to enhance energy efficiency, comfort, and sustainability in a property.

\*\*\*Auction on site Saturday 11th of May at 10:00 am