

# 3 Penrose Road, Bundanoon, NSW 2578

**HENDERFIELD**  
Southern Highlands

## House For Sale

Monday, 14 August 2023

3 Penrose Road, Bundanoon, NSW 2578

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1038 m2

Type: House



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## Price Guide \$1,175,000

High quality custom built colonial cottage in sylvan setting, only 250m level walk to the town. Cleverly positioned to receive full sun access and privacy. High ceilings, bay and dormer windows, wide verandah, large scale sandstone look blocks and symmetrical design around the central front door compliment the architecture of the era. Generous sun-filled lounge with triple aspect windows, Jetmaster fireplace and sliding doors to private patio. Combined kitchen, dining with divine bay window seat, doors to the northern verandah, quality appliances and a wall of full height cupboards. Spacious entry hall floodlit from the dormer window above with feature staircase. Large main bedroom with triple aspect windows, walk in robe and direct access to the grand bathroom featuring two-person spa bath with glorious views to the garden. Second bedroom off private hallway, also with bay window and views over the garden. Full sized second bathroom. Massive loft room with high ceilings, dual east facing dormers, sliding doors to western private patio – the perfect spot to watch the spectacular Highlands sunsets – and large picture window. This versatile room provides second living and third bedroom now, a blank canvas for your specific future needs. • Ducted and zoned gas central heating and electric cooling. • Jetmaster open fireplace. • Storage under staircase. • Large double internal access garage with remote panel lift door. • Internal laundry. • High performance, double-glazed windows and doors throughout. • High ceilings, polished timber floors, insulated walls, ceilings and floor. • Massive potential for holiday rental, B&B or unique family home.