

# 4/36 Burradoo Road, Burradoo, NSW 2576



## Sold House

Friday, 6 October 2023

4/36 Burradoo Road, Burradoo, NSW 2576

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1438 m2**

**Type: House**



Eloise Haydon

## Contact agent

A wonderful and rare opportunity to purchase in an exclusive, private estate of 6 homes, located in Burradoo. Convenient to Bowral Town Centre and a short drive from Bowral Hospital and services. Situated toward the front of the complex, 4/36 Burradoo Road is a delightful home offering extraordinary scope for transformation, an incredibly astute investment, or comfort to live in and enjoy. A 4-bedroom, 2-bathroom single-level home on 1,438sqm Torrens title, 'Ravenswood' 4/36 Burradoo Road, offers spacious living areas, connected to superb garden surrounds, seclusion and privacy, and a wonderful north-facing aspect that captures warm sunlight. The picture-postcard entrance leads to an open living suite consisting of a stylish formal living and dining area, and adjacent kitchen. Floor-to-ceiling windows invite in the surrounding garden and sunlight, with access to the entertaining terrace, perfect for casual lunches or evening cocktails. The kitchen is neat and well-appointed with original features, plenty of bench space and loads of storage. With gas cooktop, electric oven, the kitchen offers garden views and is cleverly adjacent to the living spaces, creating one enormous and wonderful lifestyle area. There are 4 bedrooms on offer that present a variety of possible configurations. The centrepiece master bedroom with walk-in robe and ensuite is gracious. This and another well-proportioned bedroom adjacent with built-ins, connects to a gorgeous sunroom with stunning views across the parklike gardens. Two more bedrooms - one currently an office, the other an enormous retreat space with access to the terrace - complete the home. These rooms present a variety of options: home office, teenage retreat, family room or creative space. As part of the 'Ravenswood' community, you'll enjoy the shared expanse of lawns and communal areas including the full-sized tennis court and swimming pool with clubhouse. These amenities, the lawns, gardens and shared spaces are maintained by the strata, providing resort-style access and convenience without the effort. The garage has remote access, space for storage and internal entry to the villa. The huge laundry completes the picture of this outstanding villa. Buildings of this construction and quality are rare. This is a wonderful property, providing peaceful seclusion and private living. A perfect home for down-sizers seeking solace in an exclusive, beautifully maintained community, yet with flexibility and potential to upscale in keeping with a prestigious Burradoo address. There is also excellent rental return for investors looking for a low-maintenance property to add to their portfolio, plenty of opportunity on offer. Each home in 'Ravenswood' is built on Torrens Title, with access to common grounds and community amenities which are managed under the strata plan. This intelligent model provides 'Ravenswood' property owners with independence and flexibility, and the benefit of large outdoor spaces and facilities afforded to only the fortunate few. Property features:

- Absolute privacy in a small complex.
- Beautiful garden aspects from every window.
- Intelligently designed living combining formal, casual and alfresco areas.
- Neat and original kitchen with ample benchtops and storage.
- Four bedroom, master with ensuite and WIR.
- Second and third bedrooms with built-ins. Large fourth bedroom.
- Ducted heating and cooling throughout.
- North-facing orientation. Planned to capture winter sunlight.
- Expansive park-like gardens, tennis court and swimming pool maintained by strata.
- Internal access garage with remote roller door.
- Internal laundry.
- Solar panels (grid-connected PV system), suitable for adding a battery.
- Guest parking for approximately 12 cars.
- Exciting hybrid of Torrens and Strata title. Potential to upsize and upscale (STCA).
- Prestigious address protecting value and capital investment.
- Excellent investment rental returns.
- Convenient to Bowral town centre, Bowral Hospital and Bowral Golf Course.

Tightly held in a sought-after location and offered for the first time since 2006, this is a property that will surprise and delight. Excellent quality, potential to enhance and generous grade surrounds that are sure to appeal. This is an extraordinary opportunity that will not last long. **DISCLAIMER:** We have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.