

**53 Bowral Road, Mittagong, NSW 2575**



**Sold House**

Thursday, 26 October 2023

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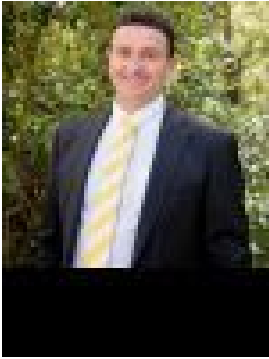
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1196 m2**

**Type: House**



Rick Mooney



Andy Kirk

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## Contact agent

Welcome to this charming cottage nestled in a highly sought-after area close to Mittagong's vibrant town centre. With its remarkable features and convenient location, this property offers a delightful lifestyle opportunity that is truly hard to resist. As you step inside, you'll immediately notice the elegance and comfort that permeate every corner of this home. The high ceilings create a sense of space and openness, allowing natural light to flood the rooms and illuminate the stunning interior. The cottage has been thoughtfully designed and beautifully renovated to preserve its timeless character while incorporating modern upgrades. One of the highlights of this property is the ducted air conditioning, ensuring year-round comfort for you and your loved ones. No matter the season, you can enjoy a pleasant and inviting atmosphere throughout the entire home. On sunny days, the north-facing aspect of the cottage and the expansive deck beckon you to soak up the warmth while indulging in your favorite outdoor activities or sitting back whilst enjoying your morning coffee. The bathrooms have been meticulously renovated, exuding a contemporary flair while maintaining a touch of classic charm. These stylish spaces offer a retreat-like ambiance, allowing you to relax and rejuvenate after a long day. The property also boasts a single garage with a studio at the rear, providing versatile options for those seeking a home office, creative space, or additional accommodation for guests. This bonus area allows you to unleash your creativity and fully utilize the available space. Situated on a deep block with R3 zoning, this cottage offers potential for future development or expansion (subject to council approval). The generous land size grants you the freedom to explore various possibilities, making it an appealing investment opportunity. The location of this cottage is truly unbeatable. Just a stone's throw away from Mittagong town centre, you'll find yourself in close proximity to a plethora of shops, cafes, restaurants, and amenities. Explore the local boutiques, indulge in delicious cuisines, or simply take a leisurely stroll through the picturesque streets of Mittagong. Features we love: • Deep lot with R3 zoning • Reverse cycle ducted air-conditioning • High Ceilings • North facing rear yard • 32 Solar panel system with 10.1kw battery storage (no need for sun to generate power, just light) • Walking distance to all Mittagong town centre has to offer including medical offices Don't miss out on this incredible chance to own a cottage that combines classic charm with modern comforts. Seize the opportunity to live in a desirable location and experience a lifestyle that offers both convenience and tranquility. Whether you are looking to escape to the country, invest for the future or run your very own air-bnb (subject to council approval). Contact us today to arrange a private viewing and secure your dream cottage in Mittagong! Disclaimer: It is the responsibility of the interested parties to verify the accuracy of any information provided and to ensure that the property meets their specific requirements. Whilst best efforts have been made Ray White Mittagong and its agents do not guarantee the accuracy of the information provided and shall not be held liable for any errors, omissions, or discrepancies.