

**70 Boardman Road, Bowral, NSW 2576**



**House For Sale**

Friday, 10 May 2024

70 Boardman Road, Bowral, NSW 2576

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



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**Guide: \$1,350,000 - \$1,450,000**

Step inside 70 Boardman Road, Bowral, and feel immediately at home in this cherished single-owner residence, poised in a sought-after location this family-friendly environment ensures that your home extends beyond its walls into a community you will be proud to raise your family in. The home is thoughtfully designed with spacious living areas that include formal and informal zones, ensuring ample space for adults and children. You'll adore the warmth of the electric wood-style fireplace in the lounge during cooler evenings, and the separate dining area offers a perfect setting for family meals and hosting guests. The supremely functional kitchen, centrally placed, is extremely well-equipped to cater to everyday dining and special occasions. The large master bedroom features a walk-in robe and ensuite, ideal for unwinding after a long day, whilst three additional queen-sized bedrooms provide ample room for children or visiting guests. One of the home's standout features is the sizeable entertainer's patio, complete with a fan for the warmer months, and ideal for hosting everything from weekend BBQs to milestone celebrations. Beyond the patio, an expansive, sun-bathed backyard offers a playground for children and pets alike, featuring a fenced yard, flat easy care lawn screened with mature hedges and trees, raised vegetable gardens, and a garden shed. Occupying a generous 809 sqm block, the home enjoys the ultimate convenience. Located just minutes from the heart of Bowral, residents have easy access to excellent schools and local attractions such as David Woods Oval, the Scottish Arms tavern, and Ngununggula Gallery & Café. Key property features: - 809 Sqm - Single-owner home ready for the next family - 4 bedrooms - 2 bathrooms - Timber & carpet flooring - Mature gardens - 2 car garage - Close to town This home balances modern-day living with effortless entertaining, ready for you to move in and start enjoying immediately. It's the forever home you've been waiting for, offering everything needed to make cherished family memories.