

# 71 Ascot Road, Bowral, NSW 2576



## House For Sale

Friday, 15 March 2024

71 Ascot Road, Bowral, NSW 2576

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 999 m2**

**Type: House**



Debbie Pearce



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## Auction Guide \$1,395,000

Boasting an elevated northerly orientation this stylishly renovated home oozes modern charm and is bathed in all-day sunshine. The overarching neutral palette and subdued tones instantly evoke feelings of tranquillity. As you step through the front door, you can't help but notice the finer touches such as the feature mural, freshly painted interiors, and newly sanded timber floorboards, which elegantly grace the living areas and instantly create a sense of calm and sophistication. North-facing, the newly renovated and freshly painted brick home, sits within a generous 999sqm parcel and evokes an inviting, light-filled ambiance, accentuated by lofty ceilings, quality finishes and an abundance of natural light streaming in from the newly installed windows. Make your way through the barn door into the bedroom wing and you will find three spacious and sunlit bedrooms, all with plush carpets, wallpaper accents and built-in robes, whilst being serviced by the bathroom and separate toilet. Showcasing stone floor tiles, floor-to-ceiling marble tiles, a double vanity, freestanding bath, and a frameless glass walk-in shower, this luxurious retreat is framed by plantation shutters, overlooking the lush greenery beyond, a true haven for ultimate relaxation. The open plan central living zone, offers a combined lounge and dining area, featuring a Heat & Glo gas fireplace, and large picture windows capturing the scenic Mount Gibraltar vistas, ensuring your new home becomes a cosy retreat for both friends and family to enjoy. The recently renovated kitchen is a chef's dream, boasting 40mm stone benchtops, marble waterfall edge island bench and high-end appliances. Storage is in abundance with a combined walk-in pantry and laundry, allowing additional bench space for prepping and entertaining with ease. To the rear, via the double-glazed sliding doors, the expansive deck beckons opening up to the outdoor entertaining area, fire pit, level backyard, established gardens and privacy hedging, majestic Elm tree, and a cubby house that's perfect for little ones enjoyment. Equipped with newly installed 6.6kW solar panels, ducted gas heating throughout, in addition to the inviting gas fireplace, this home offers energy efficiency and comfort year-round. Moving to the home's exterior, the oversized garage provides space for one car, with room for a workbench or additional storage, and rear access for gardening enthusiasts or simply to have additional space when entertaining. Located in sought-after Old Bowral pocket, within walking distance to schools, hospitals, Cherry Tree Walk and Bowral's bustling high street, elevating this property's enticement for downsizers, those seeking a Southern Highlands retreat or savvy investors ready to maximise on its location. This home is one that must be experienced in person, to fully appreciate the quality renovation, sense of calm and abundance of light. So, for additional information or to arrange a private inspection, please contact Debbie on 0400 339 449 or Tobie on 0474 945 836. Additional features:- North-facing, 999sqm block within sought-after Old Bowral location- Open-plan design connecting kitchen, living and dining areas with year-round comfort via the ducted gas heating (Brivis) and Heat & Glo gas fireplace- Recently renovated kitchen with 40mm stone benchtops, marble waterfall edge island bench, Blanco double sink, AEG induction cooktop, oven and rangehood and integrated Miele dishwasher- New Stegbar E8 comfort glass windows installed and for additional insulation properties double-glazed sliding doors to the rear garden- Pine sanded floors throughout living zones and plush carpets to the bedrooms- Bespoke blinds throughout the home with both privacy blinds and block outs on all windows- 6.6kW German Solar Panels and Rheem Stellar gas hot water system- Positioned in a neighbourly pocket you'll enjoy easy access to transport links and the town's ever-growing selection of boutiques, retail stores, cafes and restaurants Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable, with no reason to doubt its accuracy. All interested person/s should rely on their own enquiries.