

8/11 Ascot Road, Bowral, NSW 2576



House For Sale

Tuesday, 28 May 2024

8/11 Ascot Road, Bowral, NSW 2576

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 105 m2

Type: House



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For Sale - Contact Agent

Discover the perfect blend of charm and convenience in this revitalised, low-maintenance villa, ideal for downsizers seeking an idyllic village lifestyle or investors looking for a hassle-free property with high rental potential. Located within a secure, gated complex, this move-in-ready home boasts fresh interiors, while an east-facing front porch captures morning sunlight, adding to the home's serene and welcoming ambience. The villa features an easy-flowing layout with an inviting open-plan living area. High 9ft ceilings, engineered timber flooring, detailed cornicing, ducted heating, cooling, plush carpet and ceiling fans create an elegant and comfortable space, while beautiful French doors open to a sun-filled courtyard, ideal for alfresco dining or a quiet morning coffee. Both bedrooms are thoughtfully designed, with the main bedroom featuring an ensuite with a combined spa bath and shower. Additional features include built-in cabinetry and an updated laundry with a spacious laminate benchtop and large sink, offering through access to the single garage. Set in the rear of a boutique strata villa complex, the home is surrounded by beautifully curated seasonal gardens ensuring minimal upkeep, allowing you to enjoy peace of mind and maximise your future home or investment. Its convenient location offers a level walk to town, making it easy to explore Bowral's shops, cafes, and parks while embracing the villa's blissful combination of charm, comfort, and village lifestyle.

- Ideal villa for downsizers seeking a relaxed village lifestyle in Bowral
- Low-maintenance villa, freshly painted and with new engineered timber flooring and plush carpet
- Strong investment potential with estimated 4% rental yield
- Move-in ready home in a secure, gated community
- Easy-flowing layout with an inviting open-plan living area
- High 9ft ceilings, detailed cornicing, and elegant finishes
- Ducted heating, cooling, and ceiling fans for year-round comfort
- French doors leading to a sunlit courtyard, perfect for alfresco moments
- Main bedroom with ensuite featuring a combined spa bath and shower
- Second main bathroom and an updated laundry with garage access
- Convenient location at the rear of the complex with a level walk to town

For more information or to book your exclusive inspection please contact Sarah Burke 0404 377 491.