

9 Hamilton Avenue, Bowral, NSW 2576



House For Sale

Friday, 3 May 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1999 m2

Type: House



Hayley Sneddon

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Contact Agent

Nestled in a prestigious enclave of Old Bowral, this charming three-bedroom, two bathroom brick veneer split-level cottage is a haven of comfort and style. Set on a 1999sqm block adorned with established trees, cottage gardens, veggie garden and substantial Barn/Garage also allowing storage and work space, this property offers a serene country retreat within an easy walking distance to town. The main bedroom is a private oasis, featuring a substantial built-in walk-through robe and a new modern ensuite with high-end finishes, including underfloor heating for a luxurious spa-like experience. The living room is equally inviting and intimate with a combustion fireplace and stunning garden views through multiple sash windows. The generous laundry boasts ample storage and an additional shower, adding convenience and functionality to the home, and an additional separate toilet - ideal for when guests visit. The kitchen dining area, is spacious and filled with natural light. It boasts Bosch appliances, including a gas cooking hob, 60cm electric oven, plate warmer drawer, dishwasher, soft-close drawers and cupboards, and Smart Stone benchtops. French timber doors lead to a covered verandah area, perfect for hosting BBQs and outdoor gatherings. Entertaining is a delight with sliding timber doors from the dining area opening to the generous timber entertaining deck, complete with a wood-fired pizza oven for alfresco dining experiences. The location of this property is unbeatable, a quiet street yet offering an easy stroll into the bustling village of Bowral, where you'll find the famous award-winning Gumnut Patisserie just 900m away, amongst other local culinary delights. A recent addition to the home is the 6kw of solar, which will offset your electricity outgoings substantially. Don't miss out on the opportunity to make this unique Bowral retreat your own. Contact Hayley Sneddon on 0432 960 960 today to arrange a viewing and experience the beauty and convenience of this exceptional property firsthand! Disclaimer: All information contained herein has been provided by third-party sources such as owners, solicitors, and developers. Whilst we endeavour to confirm all information provided, we cannot guarantee its accuracy. Any person using this information provided should rely on their own enquiries for verification.