

**90 Bowral Street, Bowral, NSW 2576**



**House For Sale**

Friday, 29 March 2024

90 Bowral Street, Bowral, NSW 2576

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1808 m2**

**Type: House**



John Jeffcoat

## Expressions Of Interest

Perfectly positioned within old Bowral this property offers the rare opportunity to secure both a fabulous lifestyle within walking distance to everything, and outstanding future potential clearly evident by its magnificent surrounds. Beautifully set back on the high side of Bowral Street the home resting on a little under half an acre of established grounds and sprawling lawns has a wonderful feel that can only exist with the perfect combination of old and new.- Classic 1920s full brick home with high ornate ceilings, picture rails, high skirting's and stunning stained glass lead light windows throughout.- Huge open plan living and dining with stack stone log fire and easy access to outdoor entertaining area, both enjoying the perfect northly aspect and lovely expansive rear garden outlook.- Spacious modern kitchen complete with every convenience including top of the range touch control fridge and breakfast bar adjoining separate formal dining or sitting room with flued gas fireplace within its hand crafted timber mantel piece.- Magnificent master with feature lead light windows, flued gas fireplace surrounded by a classic mantel piece and reverse cycle air-conditioning.- Second and third double bedrooms with built in robes, easy access to quality fully renovated main bathroom and second modern bathroom adjoining laundry.- Charming work from home office environment comprising of two adjoining rooms with lead light double hung windows.- Totally private expansive outdoor entertaining areas partially covered with quality pergola and café curtain ensuring year round comfort, all adjoining and overlooking your magnificent established garden and grounds.- The perfect detached weatherboard garage with remote door and separate art & craft studio with third toilet adjoining free standing open pergola.- Classic gazebo summer house surrounded by a magnificent back yard divided into two areas both featuring a wide variety of quality trees and ornamentals. Ideally located only a short walk from Bowral town centre where you can find a wide range of shops, award winning cafes, restaurants, fantastic local schools, public & private hospitals, Bradman Oval with its world renowned museum & transportation services. With strong interest expected inspection is highly recommended based on the vendors realistic expectation to achieve a result having already purchased elsewhere. Expressions of Interest closing Monday the 6th of May 2024.