

**9B Hamilton Avenue, Bowral, NSW 2576**



**Sold House**

Tuesday, 20 February 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1154 m2**

**Type: House**



Hayley Sneddon

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**\$2,700,000**

Nestled within private landscaped grounds, this generously proportioned four-bedroom, two-bathroom residence is the epitome of Highlands living - elegant & luxurious. Upon entry you are greeted by vaulted ceilings & herringbone engineered timber which create a true sense of grandeur. The open-plan kitchen, dining & lounge room provide the perfect space for family gatherings & entertaining. Its functionality complemented by the stacking doors leading to a generous covered alfresco space. The elegant cook's kitchen boasts a thoughtful ergonomic layout, Bosch appliances, ample cupboard & drawer space & a convenient butler's pantry with feature sinks. The formal lounge, seamlessly connected to the dining area, offers serene views of the surrounding gardens & features a gas 'Heat & Glo' fireplace, perfect for cozy evenings. The home is double-glazed, thermally and acoustically insulated throughout & has heated floors in all bathrooms for added comfort. All bedrooms, the rumpus & the second lounge/media room are fitted with quality wool loop pile carpets. The main bedroom is a sanctuary, with a generous ensuite bathroom, walk-in robe, feature pendant lights & stunning garden views through a feature window. A sliding door open onto a private terrace & intimate garden corner, allowing you to start your day amidst natural beauty. All other bedrooms have stunning garden views & are fitted with built-in robes. Generous laundry room with its own drying porch, just another well thought out detail within the home. This fantastic floor plan is suitable for any stage of life, offering single-level living. Outside, the landscaped gardens are irrigated & adorned with feature trees & lighting, creating a tranquil oasis. An electric front entry gate ensures privacy and security. Located within walking distance to the bustling village of Bowral, you'll have easy access to shops, restaurants, and all the amenities this charming town has to offer. Don't miss the opportunity to make this exceptional property your forever home. Experience the perfect blend of modern luxury and classic charm in Old Bowral. Contact agent Hayley Sneddon, today to schedule your private inspection!