

**103 Kangaloon Rd, Bowral, NSW, 2576**

highland

**House For Sale**

Wednesday, 14 August 2024

103 Kangaloon Rd, Bowral, NSW, 2576

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Luke Barbuto

## The Ace Residences

Inspect "Residence 5" Onsite Saturdays 11.00am – 11.30am & 2.00pm - 2.30pm, or midweek by appointment.

Located in the heart of old Bowral and the Southern Highlands, The Ace Residences is a curated collection of oversized homes which welcome individual style, nurture lifelong passion, and redefine luxurious and low-maintenance living. Inspired by the intimacy and grandeur of a private estate: this just completed home represents an ultra rare opportunity, waiting to be seized. An exceptional living environment is on offer, elegantly balancing a private oasis, with the day-to-day functionality of a secure, gated estate. With contemporary features and finishes, generous proportions, intricate interior detailing and flourishes of inspired elegance, the home captures beauty and refinement. Brought to life by an award winning team with excellence, The Ace Residences reclaims the landscape as an important part of the Southern Highlands experience - a place that people will be proud to call their home. In every way, The Ace Residences is designed to inspire.

### High Points

- Living areas with 5m vaulted ceilings and highlight windows capturing light and warmth
- Expansive kitchen with butlers pantry, and high end Smeg appliances
- Oversized master bedroom retreat with large walk-in robe and ensuite
- Large bedrooms 2 and 3, for extra space and visiting family
- A fourth bedroom, suited to a variety of uses such as a home office, second living area or library snug
- Two bathrooms plus guest powder room with designer finishes and inclusions
- Integrated heat and glo instant gas fireplace with feature stone surround
- Ducted reverse cycle air-conditioning, double glazed windows and doors and energy efficient LED lighting throughout
- Constant underfloor heating in bathrooms, video/audio intercom system and rainwater tank (5,000L connected to landscaping and laundry) to reduce water usage
- Large 10.56kw solar panel system to reduce electricity cost, low-maintenance paved terrace garden with gas BBQ bayonet
- Remote controlled and intercom controlled estate entrance gates and private garage for two vehicles (EV charging available as an option)

For all your home loan needs please give the team at Highland Financial Services a call on 02 9523 2699 or visit [www.highlandfinancialservices.com.au](http://www.highlandfinancialservices.com.au)