

# 12 Bowman Avenue, Orange, NSW 2800



## House For Sale

Tuesday, 2 July 2024

12 Bowman Avenue, Orange, NSW 2800

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1131 m2**

**Type: House**



Katie Christopherson  
0400637559

## Contact Agent

Situated in the highly desirable Wentworth Estate in West Orange, 12 Bowman Avenue offers a captivating family residence on a generous 1,131m<sup>2</sup> lot. Discover luxury living at its finest in this remarkable home, featuring a master bedroom with a walk-through robe, a spacious ensuite with a spa bath, and a dual shower. Enjoy the comfort and convenience of a media room, a large open plan kitchen, living and dining. The kitchen boasts a large island bench with a breakfast bar with ample storage, including a 900mm gas cooktop, oven, and dishwasher. A highlight of this property is the two-bedroom studio. Featuring a kitchenette and a tiled living area. The studio also includes a separate shower and toilet, and a fantastic walk-in sauna for ultimate relaxation. With its own entrance separate from the main home, this studio offers privacy and independence, making it an ideal choice for guests, extended family, or even as a private retreat.

- 5 spacious bedrooms.
- Master bedroom with walk-through robe, large ensuite with spa bath and dual shower.
- Media room.
- The fifth bedroom could be used as a study space.
- Large open plan living area and separate media room.
- Gas heating and cooling.
- Handmade vanities and basins in all bathrooms.
- Under-floor heating throughout the home.
- Central vacuum system.
- Large undercover entertainment area with outdoor kitchen and fireplace.
- Enclosed sunny backyard with chook shed and sprinkler system included.
- Two-car garage with plenty of workspace and storage.

2 BEDROOM STUDIO FEATURING:

- Two bedroom with storage.
- Kitchenette.
- Tiled Living area.
- Separate shower and toilet.
- Fantastic walk in sauna.
- Separate entrance to main home.

Don't miss the opportunity to enjoy this versatile and well-appointed home. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.