

**142 Bowning Rd, Bowning, NSW, 2582**

**Sold House**

Tuesday, 15 October 2024

142 Bowning Rd, Bowning, NSW, 2582

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## **A Rare Find Awaits You: Your Dream Home and Versatile dwelling, with endless potential! Country Oasis is located 10 minutes from Yass.**

Believing is easier when you witness it firsthand, book in a private appointment today to see for yourself!

Unearth a distinctive dual opportunity in the heart of Bowning, where two remarkable properties coexist in harmony.

Step into a timeless oasis with this enchanting 1840's residence steeped in history and charm. This remarkable home offers a unique opportunity to reside in the idyllic setting of Bowning, surrounded by picturesque landscapes, and even operate your very own establishment, just like the ever-popular slab hut 'Rollonin Café'.

This property is not merely a house; it's an investment in the future as well as a beautiful nod to the past. Its original convict-made brick façade is a captivating sight, and as you step inside, you'll discover hidden treasures like traditional ceiling roses and timber floors. French doors lead to a covered veranda where you can bask in the beauty of country living and see the beautiful views out the back of rolling green pastures and the magnificent view of Bowning Hill. The historic shingles beneath the tin roof and the cellar below tell stories of days gone by. While the home retains its classic period details, it has been thoughtfully updated to provide modern comfort and functionality. The spacious kitchen beckons aspiring chefs with its modern stainless-steel appliances and a vintage-style wood stove. Each living space boasts its own unique style, and the bathroom features the coveted clawfoot bathtub.

Originally known as the 'Cobb & Co. Station Inn', this property was transformed into a private residence in 1876 and has been a cherished haven for families ever since. However, it was missing a vital element—the heart and soul of its original purpose. That's when the one-of-a-kind 'Rollonin Café' came into being, thanks to the vision of the current owners. Inspired by the main house, the café embodies the spirit of a bygone era, with a unique slab hut design that faithfully replicates local mid-1800s buildings. The walls are adorned with newspaper clippings dating back to the early 1900s, and the enchanting cottage garden envelops the café. Relax with a cuppa or a glass of something in the rustic shed and let the worries of the outside world simply fade away, leaving you in a rural paradise.

For urban dwellers with a romantic heart, this is the opportunity to turn your tree-change fantasy into reality. The open spaces and relaxed lifestyle of Bowning are a stark contrast to the hustle and bustle of city living. Bowning's rich historical legacy is cherished by locals and adored by visitors from across Australia and around the world visiting the Rollonin Cafe, and continuous bus loads visiting the café it is a destination in its own right.

The beautiful historic home complete with acreage behind and the busy 'Rollonin Cafe', you'll possess a private sanctuary and an opportunity to run your own business unlike anything else for miles around. This property presents an extraordinary dual opportunity to not only just own a home but also a versatile building that can serve as a business or residence, an Airbnb, or any creative endeavor, all within the idyllic setting of Bowning. Don't miss this unique chance to embrace history, opportunity, and lifestyle, all in one remarkable package!

With all the amenities of Yass just a few minutes up the road and Canberra just under an hour's drive, this is living the dream. It's a reluctant sale but it's time for the owner to retire and downsize.

Contact us to book a private appointment!

Features The Home:

- ☑ 3 generously sized bedrooms (potential to convert 1 living area to another bedroom)
- ☑ 2 separate living areas
- ☑ New owner stayed with the original colour scheme
- ☑ 4 x Open wood fires
- ☑ Beautiful wooden floors

- ☒ Original fixtures, many have been restored
- ☒ External walls are triple brick convict-made, internal are double
- ☒ Large kitchen & family areas
- ☒ Wood stove
- ☒ Main bedroom with walk in robe & ensuite with spa bath, double sink
- ☒ Kitchen defined by timber slab benches, stainless steel appliances, dishwasher, old original antique stove & ample cupboard space
- ☒ Bedroom 3 privately located in separate studio that has reverse cycle unit (perfect for guests)
- ☒ Fully restored
- ☒ Large outdoor laundry with storage
- ☒ Underground cellar
- ☒ Double garage & workshop + additional carport + old slab shed
- ☒ Potential AirBnB

#### Features Timber Dwelling

The Slab Hut Café - While currently used as a thriving café, this unique slab hut building can easily be transformed into a wedding venue, another residence, an Airbnb, or any creative venture you envision, the opportunities are endless.

Perfect for Private Functions, Weddings, Parties & Events  
more open doors to additional income streams.

- ☒ Unique one of a kind versatile large timber dwelling
- ☒ Space & bookings for private functions, weddings, parties & more
- ☒ Outdoor function area, with large wood fired pizza oven
- ☒ Ample parking
- ☒ Just 350 metres off the Hume Highway
- ☒ Rustic charm throughout
- ☒ Established gardens
- ☒ Local school across the road
- ☒ Leasing opportunities \$35,000 - \$45,000 per annum

#### Features Location:

- ☒ 8 Acre Block (5 acres at the front with the main house & café, 3 acres at the back that has 6 separate, 2000m<sup>2</sup> titles)
- ☒ Conveniently Located off Central Hume Highway
- ☒ 50 Minutes from Canberra, 10 Minutes to Yass
- ☒ Perfectly Placed Between Sydney and Melbourne
- ☒ 6 approved blocks, (2,000m<sup>2</sup> each) with separate titles create the ultimate hobby farm for yourself or sell to earn extra cash

#### Essentials:

- ☒ Living area: 169m<sup>2</sup>
- ☒ Block: 8 acres
- ☒ Water: Town water, dam and creek
- ☒ Rates: \$3,400 p.a. approx
- ☒ Built: 1840's
- ☒ UV: \$660,00