

22 Clearview Street, Bowral, NSW 2576



House For Sale

Saturday, 29 June 2024

22 Clearview Street, Bowral, NSW 2576

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 997 m2

Type: House



Debbie Pearce
0400339449



Tobie Mason
0474945836

For Sale - Price Upon Request

Welcome to your dream residence, a meticulously designed 4-bedroom home situated on a generous 997sqm parcel in the coveted Old Bowral precinct. Custom built by Steve Pinczi renowned local builder, this home boasts a perfect north-to-rear orientation, complimented by the 3-meter-high ceilings ensuring an abundance of natural light and privacy. As you enter, you're greeted with a sweeping view of the home's length, bathed in northerly sunlight, and framed by mature hedging, the low-maintenance garden offers a serene and secluded atmosphere. The formal lounge and dining areas feature a cosy gas fireplace, skylights, and beautiful hardwood timber flooring, with these spaces seamlessly connecting to the gourmet kitchen. Culinary enthusiasts will delight in the kitchen featuring a large island bench, iLVE freestanding cooker, and ample storage making this space perfect for family gatherings and entertaining. The casual family and meals area leads to a separate media room, ideal for children's play or family movie nights - both areas feature concertina doors that flow through to a stunning covered alfresco area. The master suite is a true retreat, featuring double walk-in robes, connected office/study and a luxurious ensuite with a double shower, double vanity, and underfloor heating all adding to its grandeur and ultimate luxurious offering. Additional bedrooms are generously sized, with plush carpet and built-in robes, and serviced by a modern main bathroom complete with a bath, shower, vanity, and the comfort of underfloor heating. All the modern conveniences are featured here including double-glazed windows, 6.6kW solar panels, hydronic heating, gas hot water, and three split unit air conditioners ensuring every detail has been considered for luxury and efficiency. This exquisite residence seamlessly blends luxurious living with practical features, making it an ideal family home. To fully experience all this home has to offer a personal viewing is a must. For additional information or to arrange your inspection, please contact Debbie on 0400 339 449 or Tobie on 0474 945 836.

Additional Features:-
North-to-rear home, built in 2006 by local firm Pinczi Builders- 997sqm parcel in sought-after Old Bowral location - Double carport includes additional workshop space, ideal for storage or projects- Hardwood timber floors throughout, recently sanded and polished- CBUS electronic lighting system, security alarm and integrated surround sound throughout- Bespoke window treatments including blinds, curtains and plantation shutters - Large laundry room with additional storage/mudroom- 6.6kW solar panels, (with battery) and gas hot water system - Positioned in a neighbourly pocket with convenient walking distance to access to transport links and the towns ever-growing selection of boutiques, retail stores, cafes and restaurants

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable, with no reason to doubt its accuracy. All interested person/s should rely on their own enquiries.