

**58 Boolwey Street, Bowral, NSW 2576**



**House For Sale**

Wednesday, 3 July 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 812 m2**

**Type: House**



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## Auction

This character filled home is all about location, situated on one of Old Bowral's most beautiful and highly sought-after streets. Opposite the esteemed Bradman Oval and a five minute walk into the centre of town, this remarkable four bedroom residence has a floor plan that truly celebrates open plan living at its best. North-facing with views to Mt Gibraltar, boasting loads of light and easy access to both outdoor areas from the living and dining rooms, the house transitions seamlessly from indoor to outdoor entertaining. The open plan kitchen/dining/living space follows the natural flow from meal creation, to delicious dining to after-dinner drinks on the lounge or a digestif on the deck. The spacious kitchen with L-shaped island bench is a culinary enthusiast's dream with the utilities conveniently located together and the rest of the bench space as workspace with plenty of room to cook up a storm. All bedrooms include built-in wardrobes, the master with ensuite and extra storage cupboards. The study/library works as a fabulous work-from-home space or doubles as another bedroom, also with built-ins. The front sitting room has an adjoining formal dining room, with quick access back into the living/dining area. The other delightful aspect of this property, is the numerous outdoor nooks from which to relax in at any time of the day. From the undercover back deck, to the privately positioned side courtyard, to the front verandah which looks out to Bradman Oval, everything brings it back to the property's most appealing aspect - location, location, location. At a glance: • Hydronic heating and reverse-cycle air conditioning & heating • Induction stove with externally flued range-hood • Enclosed alfresco area with wooden decking • Full laundry with walk in linen closet and direct outdoor access • Two Garden sheds (one smaller/ornamental, the other larger, with storage & functional) • Double garage with remote • Foxtel / NBN fixtures • Separate toilet off main bathroom • Underfloor main bathroom heating