

7/103 Kangaloon Road, Bowral, NSW, 2576



House For Sale

Friday, 1 November 2024

7/103 Kangaloon Road, Bowral, NSW, 2576

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jonny Tighe
0406991011

'Ellenborough' Residence No. 7 at the Ace Residences

The Ace No. 7 "Ellenborough" is being offered for sale via Expressions of Interest.
Buyers Guide \$2,650,000.

All offers are to be submitted in writing by 5pm, Monday 9th December 2024.

Inspect Saturdays 11:00 - 11:30am or by private viewing

Nestled in the historic Old Bowral at the centre of the Southern Highlands, this is a thoughtfully designed, spacious home that embraces personal style, fosters enduring passions, and redefine luxurious yet low-maintenance living.

Drawing inspiration from the charm and grandeur of a private estate, this newly completed residence presents a unique opportunity not to be missed.

Offering an extraordinary living experience, it seamlessly combines the tranquillity of a private oasis with the functionality of a secure, gated community. With modern features and finishes, generous spaces, intricate interior details, and elegant touches, this home embodies beauty and sophistication.

Features include:

- Living areas with 5m vaulted ceilings and north-facing windows capturing light and warmth
- Expansive kitchen with butlers pantry, and high end Smeg, Bosch and Miele 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
- Siena 750 double sided combustion / solid fuel fireplace with freestanding plinth
- Ducted reverse cycle air conditioning throughout
- Double glazed windows and doors
- Energy efficient LED lighting
- Constant underfloor heating in bathrooms
- Video/audio intercom system
- Rainwater tank (5,000L connected to landscaping and laundry) to reduce water usage
- Large 10.56kw solar panel system to reduce electricity costs
- Remote controlled and intercom controlled estate entrance gates
- Private garage for two vehicles (EV charging available as an option)
- Low maintenance terrace garden with lawn and gas BBQ bayonet

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.