



**SOLD**

## A COUNTRY STYLE FAMILY HOME WITH RURAL VIEWS IN BEAUTIFUL BOWRAL

This impressive Five-bedroom family home, situated in the sought after Retford Park Estate, offers country lux and classic Hampton style and design. With northerly sweeping views and adjoining rural holdings, this property enables a comfortable lifestyle blending elegance and sophistication to create a relaxed ambiance for the whole family to enjoy. The exterior and streetscape of this character-filled home are both attractive and welcoming. Offering open plan living/dining with high raked ceilings and a stunning sand stock brick fireplace that stands impressively tall in the living area. This wood-burning slow combustion fireplace is certainly a feature of the room that will be a favorite throughout the year and particularly during the cooler months.

With the benefits of a media room/home theatre space, generous study, and double garage with a purpose-built pet zone with plumbing and external access to the rear yard, all occupants have been carefully considered.

The entertaining spaces of this functional home have been thoughtfully designed with a stylish open kitchen and butlers pantry with island bench seating and bi-fold windows, which opens to create a service bar out to the covered alfresco area. Coupling this with the large stacker doors and screens, this area creates a seamless flowing connection between the indoor and outdoor living areas with lots of natural northern light.

The practical layout offers a master bedroom suite and three double bedrooms, which share a good-sized family bathroom with separate WC - all situated on the ground floor. A staircase leads to one, or two, additional private loft-style bedrooms, which share a common landing.

### Features:

- Double glazed windows
- Open plan lounge/dining with stacker doors to rear north facing yard
- Modern style kitchen with stainless steel appliances and butler's pantry
- Service bar from the kitchen with Bi-folding Windows
- Good sized laundry with external access and separate WC
- Master suite with cathedral ceilings, WIR and Ensuite
- Six bedrooms

**5 BED | 2 BATH | 2 CAR**

PRICE:  
**\$1,800,000**

OPEN FOR INSPECTION:  
N/A



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## 63 SIR JAMES FAIRFAX CIRCUIT, BOWRAL

FLOOR PLAN AREA 343 m<sup>2</sup>

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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