

**SOLD**

## ENCHANTING GARDEN COTTAGE OFFERS ELEGANT COMFORT IN OLD BOWRAL

Cradled by a gorgeous, flower-filled garden in a prized, blue-ribbon address in Old Bowral, this enchanting, cosy, single-storey cottage will intrigue and delight with its perfect fusion of country charm, understated elegance and alluring comfort. Positioned opposite the beautiful Bowral Art Gallery and just around the corner from the boutiques and cafes of Bowral, this graceful, refined, light-filled home has been lovingly maintained, offering a welcoming warmth in the heart of the Highlands.

- \* Nudging the white picket fence are exquisite, established, easycare gardens filled with fragrant and colourful lavender, salvia, camellia, snowballs, hibiscus, roses, weeping cherry, crab apples, hellebores, maples, hedge screening and more, promising uplifting colour in all seasons
  - \* A handsome portico offers a stately welcome, opening to the generous, light-filled living and dining area with beautiful bay windows showcasing the pretty garden
  - \* Three generous bedrooms, with the master offering an ensuite and more large bay windows championing the leafy outlook. One bedroom could be used as a study or sitting room
  - \* Accessed by the master suite and living area, the bonus, north-facing conservatory offers an inviting sunroom to soak up the sunshine and the views of the immaculate, sun-dappled garden
  - \* Expansive kitchen with sprawling bench space, quality appliances and walk-in pantry with lighting for midnight snacking!
  - \* Large bathroom with tub for lingering soaks, well-equipped laundry and large hallway linen press
  - \* Stylish hardwood flooring and carpeting throughout, plus reverse-cycle heating and cooling for year-round comfort
  - \* Two outdoor decks plus a private, alfresco courtyard for a coffee or tea in the garden
  - \* Double garage with internal access but the cars can stay there as the commercial hub of Bowral is a mere, 3-minute flat walk away!
  - \* Garden vistas fill the senses from every space and the compact 479m<sup>2</sup> property is incredibly easy to manage, allowing more time to relax and enjoy the good life!
- Graceful, blissfully peaceful and delightfully private, this wonderful, delight-filled gem in the heart of Bowral promises an easy lifestyle of elegance and comfort and is perfect for downsizers, empty-nesters or investors, with the central, sought-after address certain to appeal to many buyers.

For further information, please contact Sam Mulholland on 0432 368 341.

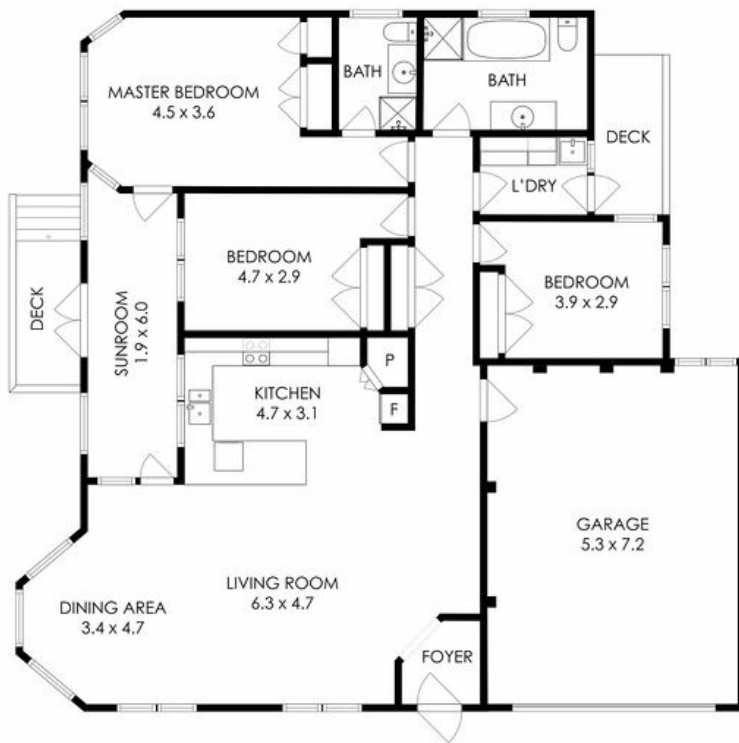
**3 BED | 2 BATH | 2 CAR**

PRICE:  
**\$1,750,000**

OPEN FOR INSPECTION:  
N/A



**Sam Mulholland**  
**0432368341**  
sales@mulhollandproperty.com  
mulhollandproperty.com.au



## 1/8 SHORT STREET, BOWRAL

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