

# 20 Hopewood Rd, Bowral, NSW, 2576

## House For Sale

Tuesday, 12 November 2024

20 Hopewood Rd, Bowral, NSW, 2576

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Andrew de Montemas

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## 'The Lake House': Private & Enchanting

The name of this property announces its spectacular highlight beyond the electronic gates and private hedging. The Lake House offers a four-bedroom home with endless possibilities, but it may just be the gorgeous lake and water feature in the front garden that will steal your heart.

Set on a well-established, square-shaped acre with magnificent gardens and two separate driveways, the home sits on a quiet, leafy no-through road. Despite the tranquil setting, it's still within walking distance to Bowral train station and surrounded by other quality homes. Ready to serve as a family home or ideal for a home-based business, the property's layout facilitates privacy. Features of The Lake House that immediately impress include:

- A traditional Finnish sauna house (or use as studio) tucked away in the garden, lined with quality timber and built with traditional materials. It includes a market-leading imported Narvi wood burner. Power connected and has separate driveway access.
- The current main bedroom occupies its own wing with a private garden entrance and lounge area, perfect for home office, retreat or as a wellness space.
- Large open plan living, kitchen, dining areas, along with a second large living room.
- Attractive ceiling features including skylights and highlight transom windows allow ample natural light, complimented by cross-flow ventilation from multiple bi-fold doors.
- Equipped with gas fireplace, ducted gas heating, reverse-cycle air conditioning system (Daikin installed 2024).
- New electric switchboard and two new hot water heaters, new carpet.
- Brand new high-end appliances, including a V-ZUG CombiAir V4000 pyrolytic oven with a 10-year warranty, an ASKO 90cm Fusion Gas+Induction Cooktop with a 5-year warranty, an ASKO dishwasher, and a premium OmniPure 4-stage reverse osmosis water filtration system.
- A fully fenced central courtyard area with two side gates at the back, creating a safe area for children or pets to play outdoors. The courtyard connects seamlessly to various areas of the home, with gas points for indoor and outdoor entertaining areas.
- Three full bathrooms plus a large laundry/scullery (could serve as a butlers pantry)
- Attached double garage features automatic doors.
- Extensive irrigation system drawing water from the lake, with multiple power points controlled by indoor switches.

The Lake House epitomises Bowral romance. Walk across your own "Monet's bridge" and listen to the soothing sounds of

water as you wander through stunning, established cool-climate gardens. A little further down the road, you'll find nearby golf courses, bars, and restaurants at five-star hotels. This is a versatile family home or business opportunity-or the perfect blend of both.