

28 Sir James Fairfax Circuit, Bowral, NSW, 2576



House For Sale

Wednesday, 13 November 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Debbie Pearce

Exquisite sanctuary blended with contemporary luxury

Elegantly crafted, architecturally designed residence creating an instant impact with its sophistication, spacious interiors and vast array of inclusions. Upon entering through the custom pivot door with focal brass handle the overall scale and contemporary luxury becomes instantly apparent.

Thoughtfully curated to harmonize a sequence of sunlit zones, this residence features three versatile living or workspaces seamlessly integrated with outdoor entertaining areas. Surrounded by landscaped gardens and framed by locally sourced Blue Stone walls, it creates an inviting blend of elegance.

The panelled cathedral ceiling extends your focus of the sophisticated living experience to effortlessly complement the gourmet kitchen replete with superior finishes and design inclusive of SMEG appliances, stone benchtops, and further equipped with a hidden butler's pantry.

Centrally positioned the sun-bathed dining and casual living area with feature Escea gas fireplace gives way to the stunning terrace linked seamlessly via a complete wall of double glazed bi-fold doors that span 7m to ensure the perfect connection of indoor versus outdoor lifestyle.

The light-filled master suite boasts an oversized Italian tiled ensuite with walk-in shower and soaker bath, fitted walk-in robe, and full-height windows with the corresponding bedroom adapting as a second master with walk-in robe and ensuite. Secluded on the upper level are two additional bedrooms spacious in size with built-in robes and serviced by the luxurious main bathroom.

Adept to manage the Highlands climate with addition of double-glazed windows, reverse cycle air-conditioning, gas fireplace, ceiling fans, heated floors and towel rails to the bathrooms plus 12.3kW solar panels.

Become part of the wonderful Retford Park community whilst enjoying easy access to bike/walking tracks and the amenities of Bowral's retail precinct, medical facilities, transport links, schools, and recreational facilities.

This is an ideal opportunity to secure your new home within this prestigious enclave, making this dream home your reality today. For additional information or to arrange your inspection, please contact Debbie on 0400 339 449 or David on 0438 846 199.

Highlights:

- Engineered European oak timber flooring and woollen carpets
- Minimum 2.7m ceilings, custom cabinetry, panelled walls and timber finishes
- Feature pendant lighting, ceiling fans, blinds and designer shears
- Reclaimed brick and timber pergola entertaining zone
- Infra-red sauna and additional slab suitable for external studio/shed
- Fully irrigated lawn and garden plus chicken house and enclosed area

Features:

- Level 1,337sqm parcel with northeast aspect, semi-rural vistas and, fully fenced with local blue stone walls and cold climate irrigated gardens
- Construction of weatherboard and render exterior, Colourbond roof and predominantly single level layout
- Generous shaker style kitchen with sizeable sit up island bench featuring 40mm stone top and splash back, display cabinetry, well equipped hidden walk-in-butler's pantry includes ZIP tap, SMEG Victoria Collection appliances including 90cm oven and 5 burner gas cook top, dishwasher, canopy range hood, OMEGA tapware and feature pendant lighting
- Bedroom 1 is designed feels like a sanctuary with fully fitted walk-in robe, oversized ensuite with freestanding soaker tub, floor to ceiling Italian tiling, heated floors and towel rail and twin stone topped vanity
- Bedroom 2 ideal for guest/in-law accommodation with ensuite and walk in robe

- Laundry with shelving, storage and external access
- Electric gates, double auto garage with internal access and additional store area
- Quietly located about 3.4km from Bowral's town centre with a strong community feel and easy access to walking and bike paths, Central Park, Ngunungulla regional art gallery, Hearth Cafe and the popular Scottish Arms Hotel

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable, with no reason to doubt its accuracy. All interested person/s should rely on their own enquiries.