

31 Rowland Road, Bowral, NSW 2576



House For Sale

Friday, 15 March 2024

31 Rowland Road, Bowral, NSW 2576

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1498 m2

Type: House



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Auction Guide \$1,600,000

There's nothing better than walking into a home and being able to instantly imagine your life there, and it's safe to say it's a feeling you'll experience as you make your way through this beautiful residence. Presiding in a family friendly precinct where children have the freedom and safety to ride their bikes, meet their friends and explore, this peaceful haven is more than just a house, it's a lifestyle and one you'll adore being able to provide for your family. Spacious living areas comprise both formal and casual zones ensuring more than enough room for adults and children alike, and you'll love the cosiness of the gas log fire in the family room. The supremely functional kitchen is centrally placed and is extremely well equipped for both everyday meals and hosting guests. The large master bedroom will be the ideal place to retreat at the end of the day, and it also provides a walk-in robe and updated ensuite. Children or visiting guests will be well catered for in the three remaining queen-sized bedrooms and the stylishly renovated main bathroom. Guaranteed to appeal will be the sizeable entertainer's patio, crowned in cathedral ceilings and perfect for hosting everything from a weekend BBQ to a kid's birthday party or a milestone celebration. And it doesn't stop there! An expansive, sun-bathed backyard will provide children and pets plenty of room to play - when they're not spending endless hours in the salt water, heated swimming pool! Occupying a generous 1498sqm block, you'll also enjoy the ultimate in convenience, being just minutes from the heart of Bowral and having excellent schools nearby, not to mention David Woods Oval, the Scottish Arms tavern, and Ngununggula Gallery & Café just moments away. Providing the ideal balance of modern-day living and effortless entertaining, and with the ability to move straight in and start enjoying...this is the forever home you've been waiting for.

Additional Features: Triple garage with single drive through access for boat/trailer parking
Plantation shutters, new blinds and new flooring throughout
Gas fire with heat transfer system, electric fireplace, and split system a/c
Both bathrooms with heated towel rails and underfloor heating
Laundry houses an extra w/c and directly accesses the backyard
Good-sized, powered shed with a verandah
Substantial internal storage