



**3A Alexandra Cres, Bowral**



**'BELLE VUE'**

**4583m2 (over 1 acre)**

**BEHIND AN ATTRACTIVE ENTRY WITH AUTOMATED GATES AND AT THE END OF THE HEDGED DRIVEWAY, SITS AN CONTEMPORARY DESIGNED, NORTH FACING, 4 BEDROOM HOME THAT HAS RECENTLY BEEN TASTEFULLY RENOVATED AND EXTENDED TO THE HIGHEST STANDARDS**

**PLUS, A DETACHED AND PRIVATE, FULLY SELF-CONTAINED, SUNNY STUDIO WITH VERANDAHS, KITCHENETTE, BATHROOM AND SPLIT-SYSTEM AIR CONDITIONING**

**POSITIONED IN A PRIVATE, EXECUTIVE ENCLAVE OVERLOOKING PEACEFUL RURAL VIEWS**

- \* Wide entrance from front verandah
- \* 3 – 4 bedrooms (bedroom 4 in studio)
- \* Self-contained studio ideal for Air B&B, guest, teenager's separate accommodation or office/study
- \* Built-in robe in bedroom 2
- \* Beautiful walk-in robe in master bedroom, split-system air conditioning & French doors to verandah
- \* Ensuite to main with under-floor heating
- \* Main bathroom with claw bath, shower & vanity

**4** **3** **2** **4,583 m2**

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	228
<b>Land Area</b>	4,583 m2

#### Agent Details

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#### Office Details

Mittagong  
7 station street Mittagong NSW  
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- \* Separate w.c. and vanity
- \* Open plan lounge & dining with slow combustion fire, ceiling fan and sliding doors to deck and outdoor entertaining area
- \* Stylish kitchen with Smeg oven & gas cooktop, stainless steel flue, Miele dishwasher, breakfast bar, excellent storage and 40ml stone benchtops
- \* Polished timber floors in living areas
- \* Family / living room with raked ceiling, split-system air conditioning, ceiling fan, double glazed windows & doors and access to large deck with rural views
- \* Ducted gas central heating (zoned)
- \* Laundry and mudroom with under-floor heating and an abundance of storage
- \* Tandem carport under house with ample storage
- \* D.A. approved for a double garage and workshop
- \* Water tanks x 2 for garden
- \* Landsize: 4583m<sup>2</sup>

**SET ON A MAGNIFICENT, ESTABLISHED BLOCK WITH VARIOUS SPECIMEN TREES, FRUIT TREES, HEDGING AND WONDERFUL NATIVES BRIMMING WITH BIRD LIFE**

**IT IS APPROXIMATELY 2.4KLM TO THE 'HUB' OF BOWRAL AND ONLY A SHORT DISTANCE TO THE CENTENNIAL VINYARDS, PEPPERS CRAGIEBURN AND THE GIBRALTAR HOTEL AND GOLF COURSE**

**YOUR SOUTHERN HIGHLANDS 'TREE CHANGE' AWAITS**

**THIS PROPERTY IS A DELIGHT TO OFFER FOR INSPECTION AND IS READY FOR IMMEDIATE OCCUPATION**

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