



34 Merrigang St, Bowral



A BOWRAL CLASSIC (circa 1928)

BUILT BY RENOWNED MASTER BUILDER ALF STEPHENS, THIS CLASSICALLY ELEGANT, DOUBLE BRICK,

'OLD BOWRAL' COTTAGE WILL ENTICE YOU WITH ITS CHARM AND CONVENIENT LOCATION

- * Generous entrance foyer/cloakroom
- * Reception area with leadlight French doors to living room
- * Inviting living/sitting room with gas log fire and timber mantle, window seats with storage and ornate ceilings
- * Picture rails and wide skirting boards throughout
- * Family/dining combined (north facing) with French doors to patio & verandah
- * Snug/library with built-in bookcases, gas log fire and French doors to family room
- * Kitchen with Aga gas cooker, dishwasher, timber benchtops and storage
- * 3 bedrooms
- * Built-in robes
- * Bathroom with deep bath, shower, vanity & w.c.
- * Laundry with marble & timber tub, drying rack & w.c.
- * Enclosed north facing, covered patio/mudroom with windows & timber

🛏 3 🌳 1 🚗 2 📏 911 m2

Price	SOLD
Property Type	Residential
Property ID	239
Land Area	911 m2

Agent Details

Susie Embleton - 0488 568 688

Office Details

Mittagong
7 station street Mittagong NSW
2575 Australia
02 4872 1162



floor

- * Verandah with pergola
- * 9ft + 10ft ceilings
- * Ducted reverse-cycle air conditioning
- * Security alarm system
- * Landsize: 911m2

PLUS – A DETACHED OFFICE/STUDIO WITH KITCHENETTE, W.C. AND WINE CELLAR WITH AIR CONDITIONING AND SECURITY CODED

SET ON A PRIVATE, BEAUTIFULLY STRUCTURED, LEVEL BLOCK FEATURING NUMEROUS SPECIMEN TREES AND SHRUBS CREATING A RESTLFUL AURA.

THE R2 LOW RESIDENTIAL ZONING OFFERS MANY POSSIBILITIES (S.T.C.A.)

ONLY A 3 MINUTE WALK TO THE CENTRE OF TOWN AND ALL THE DELIGHTS OF BOWRAL

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