



**5 Alexandra Cres, Bowral**



**A MASTERPIECE IN AN EXCLUSIVE ENCLAVE**

**A RARE HIGHLANDS OPPORTUNITY, THIS CONTEMPORARY ARCHITECT DESIGNED, STEEL FRAME 4 BEDROOM, 4 BATHROOM HOME FEATURES SCENIC VIEWS TO MT GIBALTAR**

**A BEAUTIFUL OUTDOOR DECK ENTERTAINING AREA WITH RURAL VIEWS PLUS A CHARACTER NORTH FACING SELF-CONTAINED STUDIO WITH DECKING**

- \* Entrance from an extensive verandah providing shade in summer and sun in winter
- \* Open plan lounge & dining, 'Kemlan' wood fire, picture windows and sliding doors to large deck outdoor entertaining area and firepit
- \* State-of-the-Art Gelosa kitchen with Gaggenau oven, induction cooktop (Siemens) stainless steel Qasair rangehood, Miele dishwasher, black granite breakfast bar & Marmoleum flooring
- \* Butler's pantry with sink, second dishwasher, excellent storage and black granite benchtops
- \* King size Master bedroom with dressing room, rural views and sliding doors to deck
- \* Ensuities x 2 in Master bedroom with under-floor heating, frameless showers, w.c.'s, vanity and heated towel rails
- \* Bedroom 2 with ensuite bathroom (shower) dressing room (fitted-out) and French doors to deck

5 5 2 4,583 m2

<b>Price</b>	Guide 2.595m
<b>Property Type</b>	Residential
<b>Property ID</b>	269
<b>Land Area</b>	4,583 m2

**Agent Details**

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**Office Details**

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- \* Ensuite to bedroom 2
- \* Bedroom 3 – double with garden views
- \* Bedroom 4 - Study and t.v. room
- \* Main bathroom with shower, stylish stand-alone bath, vanity, w.c., under-floor heating and heated towel rail
- \* STUDIO – detached, generous in size with reverse-cycle air conditioning, ceiling fan, bathroom, kitchenette (no stove) and decking
- \* Double garage with auto doors
- \* Cellar
- \* Garden / potting room
- \* Vege garden
- \* Chook pen and compost bin
- \* Solar panels
- \* Water purifier
- \* Security alarm system
- \* Ducted reverse-cycle air conditioning
- \* Water tank for garden
- \* Security, automated front gates
- \* Landsize: 4583m2

**SET ON A FULLY FENCED, ESTABLISHED BLOCK ON OVER 1 ACRE (4583m2) AND NEAR TO ALL AMENITIES**

**CLOSE TO PEPPERS CRAGIEBURN & GOLFCOURSE, GIBRALTAR HOTEL AND CENTENNIAL WINERY AND ONLY 2.4 km TO BOWRAL TOWN CENTRE**

We accept no responsibility for misstatement, omission or error contained in this document. Interested parties should rely on their own enquiries

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