



**34 Victoria St, Bowral**



### 'BRELNIC PARK' (circa 1886)

ON OFFER IS AN ENCHANTING GARDEN GETAWAY ON 2154m2

MINUTES FROM THE CULINARY CHOICES, BOUTIQUE SHOPS AND VIBRANT ATTRACTIONS - CYCLE THE CHERRY TREE TRACK

THIS GORGEOUS, ORIGINAL SANDSTOCK BRICK COTTAGE HAS HAD A MODERN EXTENSION WITH VAULTED CEILINGS AND A SUPERBLY APPOINTED KITCHEN FOR ADDED FUNCTIONALITY

- \* Entry from front verandah
- \* Lounge with exposed handmade brick, open fire in the timber mantlepiece, picture rails and timber floors
- \* Stylish kitchen (near-new) with Smeg electric oven (900m), 6 burner gas cooktop, flue, dishwasher, an abundance of storage and breakfast bar
- \* Dining adjacent to kitchen with French doors to north facing terrace and park-like vistas
- \* Generous master bedroom with built-in robes (fitted-out) and access to main bathroom
- \* Bathroom with claw bath, frameless shower, vanity, heated towel rails, skylight, w.c. and French doors to bedroom 1
- \* Bedroom 2 with robing
- \* 10ft and vaulted ceilings

2 1 2 2,154 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	215
<b>Land Area</b>	2,154 m2

#### Agent Details

Susie Embleton - 0488 568 688

#### Office Details

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7 station street Mittagong NSW  
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- \* Laundry integrated in kitchen
- \* Garden shed
- \* All town services
- \* Landsize: 2154m2 (over 1/2 acre)

THE PARK-LIKE GROUNDS AT THE REAR OF THE PROPERTY ARE HOME TO EXQUISITE SPECIMAN TREES AMONGST WHICH ARE ENGLISH OAK, HIMALAYAN CEDAR, MANCHURIAN PEAR AND MAPLES

THIS IS AN IDEAL PROPERTY FOR THOSE SEEKING A WELL LOCATED, CHARMING COTTAGE POSITIONED AMONGST OTHER SIMILAR HOMES IN VICTORIA STREET

THERE IS ALSO THE OPPORTUNITY TO ADD FURTHER VALUE WITH A DA APPROVED ADDITIONAL EXTENSION IF DESIRED

VIEWING OF THIS PROPERTY IS BY APPOINTMENT ONLY TO PROTECT THE HEALTH AND SAFETY OF ALL PARTIES

ALL REQUIRED MEASURES HAVE BEEN PUT IN PLACE TO ADHERE TO RECENT GOVERNMENT REGULATION

PLEASE CONTACT THE AGENT FOR ANY FURTHER INFORMATION

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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