



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

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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