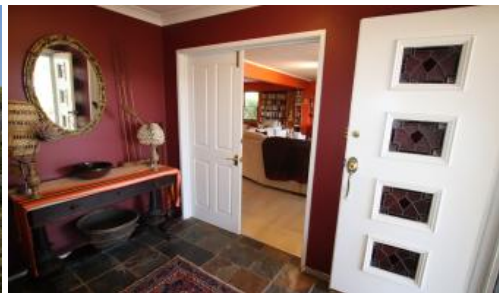




6 Cliff St, Bowral



'MANDALAY HILL' (circa 1973) ..OFFERING A TASTE OF THE EXOTIC

SITUATED AT THE END OF A TREE-LINED DRIVE WITH VIEWS TO OXELY HILL AND SURROUNDS

THE AMBIENCE CREATED BY THE CURRENT OWNERS, ALONG WITH THE VERSATILE FLOORPLAN OFFERING 5 BEDROOMS AND 3 BATHROOMS, ACROSS TWO LEVELS, PROVIDES THE NEW OWNERS WITH MANY CHOICES

GROUND LEVEL

- * Entrance foyer with French doors to downstairs living areas
- * Large open plan lounge & dining with new limed oak timber floor, cast iron wood fire, built-in bookcases, flued gas heater, split-system air conditioning and garden vistas
- * Kitchenette/Butler's pantry with dishwasher, oven, gas cooktop, sink and door to outside
- * 2 large bedrooms with built-in robes
- * Bathroom with shower, vanity, w.c., laundry facilities and heated towel rail
- * Large outdoor undercover entertainment area with gas bar-b-q point
- * Car Portico and double carport

UPPER LEVEL

- * Open plan lounge & dining with gas log fire and French doors x 2 to covered

5 3 5 1,829 m2

Price Guide \$1.595 m
Property Type Residential
Property ID 263
Land Area 1,829 m2

Agent Details

Susie Embleton - 0488 568 688

Office Details

Mittagong
 7 station street Mittagong NSW
 2575 Australia
 02 4872 1162



deck with views

- * Ducted reverse cycle air conditioning (zoned)
- * Well-appointed galley style kitchen with Smeg electric oven, gas cooktop, stainless steel flue, dishwasher, pantry & timber floors
- * Study area with French doors to balcony/deck
- * Bathroom with bath, shower, vanity, heated towel rail and laundry facilities. Separate w.c.
- * 3 bedrooms -all with built-in robes
- * Ensuite to main – with shower, vanity, w.c. and heated towel rail
- * French doors from two bedrooms leading to balcony
- * Covered outdoor entertaining deck with retractable canvas blinds, dining area for 8, bar-b-q gas point and views to the 'range'
- * Internal area 288m2
- * Landsize: 1829m2 (including driveway)

ADDITIONAL FEATURES: New Colorbond roof with new insulation, new guttering & downpipes and new 5KW Fronius solar power with smartphone app. control. New earth leakage wiring, security screen doors, timber windows throughout. Professionally designed and planted Wariapendi native garden with trees, shrubs and hedges

'MANDALY HILL' IS PRIVATE AND ELEVATED, ENJOYING SUPERB VIEWS AND OVERLOOKING THE ESTABLISHED GROUNDS WITH ABUNDANT BIRDLIFE

CLOSE TO BOWRAL POOL, CHERRY TREE WALK AND OTHER WALKING TRACKS AND THE MAIN STREET OF BOWRAL AND ALL ITS AMENITIES

A 15 MINUTE WALK – 2 MINUTE DRIVE

A UNIQUE PROPERTY

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

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.