



37 Kalbarri Crescent, Bow Bowling

King of the Hill! – A Grand Family Estate (1,418m²) with Panoramic Views

Commanding an elevated position on an impressive 1,418m²; (approx.) parcel of land, this truly remarkable family residence seamlessly blends grand proportions, timeless elegance, and exceptional functionality. Immaculately maintained by its current owners, this magnificent home offers an extraordinary lifestyle opportunity for large families, entertainers, and those seeking space without compromise.

From the moment you arrive, the home's commanding street presence, beautifully landscaped surrounds, and breathtaking outlook set the tone for what awaits inside. Bathed in heaps of natural sunlight throughout, every room has been thoughtfully designed to embrace the stunning landscape views while delivering an exceptional standard of family living.

Step through the grand entrance into an impressive living area featuring soaring cathedral ceilings, elegant downlights, and a built-in

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FOR SALE
OFFERS WELCOME!

VIEW
Sat 18th Jul @ 11:00AM - 11:30AM

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speaker system that creates the perfect setting for everyday living and entertaining. Multiple living zones, including an additional lounge or study and a dedicated bar area, provide exceptional flexibility for growing families.

At the heart of the home is a beautifully appointed kitchen featuring ample storage, quality cabinetry, generous bench space, and a dedicated dining area. Perfectly positioned to overlook the living and outdoor entertaining areas, it is designed to bring family and friends together.

The ground floor has been thoughtfully designed for functionality, featuring a versatile one bedroom currently utilised as a home office, offering the flexibility to accommodate guests, extended family, or those working from home. Also on this level is a convenient additional toilet, separate laundry, internal access to the lock-up garages, and expansive living spaces that flow effortlessly to the spectacular outdoor entertaining area.

Upstairs, you'll find four generously sized bedrooms, all complete with brand-new carpets, ceiling fans, and ducted air conditioning for year-round comfort. The luxurious master suite features a walk-in wardrobe and private ensuite, while the beautifully renovated main bathroom services the remaining bedrooms with stylish finishes and quality craftsmanship.

Step outside and experience one of the property's standout features. The massive covered entertaining area overlooks an expansive backyard, offering endless space for children to play, family gatherings, outdoor entertaining, or future enhancements. Set on an enormous 1,418m² (approx.) block, the property also offers future granny flat potential (STCA), making it an outstanding long-term investment.

Car enthusiasts, tradies, or families with multiple vehicles will appreciate the exceptional parking on offer, with a total of six lock-up garage spaces, rear access, and ample room for additional vehicles, trailers, boats, or caravans.

Immaculately maintained and thoughtfully designed, this is a rare opportunity to secure one of Bow Bowing's finest lifestyle properties.

Property highlights:

- Impressive family residence on approximately 1,418m²;
- Four bedrooms upstairs plus a versatile one bedroom/home office downstairs
- Master bedroom with walk-in wardrobe and ensuite
- Beautifully renovated main bathroom
- Additional toilet downstairs
- Cathedral ceilings in the main living area
- Multiple living areas plus dedicated bar area
- Additional lounge or study
- Built-in speaker system
- Downlights throughout
- Beautiful kitchen with ample storage and dining area
- Ceiling fans, ducted air conditioning, and brand-new carpets to the upstairs bedrooms
- Massive covered outdoor entertaining area
- Huge backyard ideal for family entertainment and relaxation
- Stunning landscaped gardens and elevated outlook
- Rear access
- Total of six lock-up garage spaces
- Future granny flat potential (STCA)
- Heaps of natural sunlight throughout
- Immaculately maintained throughout

Location highlights:

- Positioned in one of Bow Bowling's most tightly held and family-friendly locations
- Close to Bow Bowling Reserve, local parks, and walking trails
- Minutes to Minto Marketplace and Ingleburn Village Shopping Centre
- Convenient access to Minto and Ingleburn Train Stations
- Nearby schools, childcare centres, and sporting facilities
- Easy access to the M5 Motorway
- Short drive to Campbelltown CBD, Macarthur Square, and Liverpool CBD
- Close to public transport and all essential amenities

Offering grand proportions, premium finishes, exceptional entertaining, a massive backyard, six lock-up garage spaces, and future potential on an impressive 1,418m² parcel, 37 Kalbarri Crescent, Bow Bowling is a truly remarkable family residence that delivers an unmatched lifestyle in one of the area's most sought-after locations.

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MORE DETAILS

Property ID	FE7HG3
Property Type	House
Land Area	1418 m2
Including	Toilets (3)

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