



27 Charlton Close, Bowral




## Architecturally Inspired Home in a Leafy Bowral Cul de Sac

Set within a leafy Bowral cul-de-sac, this architecturally inspired 3 bedroom home brings together warmth, light and thoughtful internal design in a highly convenient Bowral position.

The interiors were shaped with the involvement of an award-winning architect whose work has been recognised across NSW and Europe, including awards in Munich and Slovenia, together with an invited exhibition at the Vienna Architecture Biennale. That design influence is evident in the home's sense of proportion, storage, light and quiet everyday functionality.

Large double glazed almost full height windows frame beautiful views of the garden and surrounding trees, drawing natural light and greenery into the home while enhancing privacy and comfort. The modern kitchen features an induction cooktop, while the updated bathrooms include a particularly generous ensuite to the main bedroom.

Underfloor heating to tiled areas, ducted heating and air conditioning, solar panels, excellent storage and a secure enclosed backyard all contribute to a home that feels warm, practical and beautifully

3  2  1 

**FOR SALE**  
\$1,775,000 - \$1,950,000

**VIEW**  
By Appointment

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 **LJ Hooker**

liveable. Positioned close to Bowral's parks, cafés, hospital and medical precinct, sporting grounds, schools and town centre, it offers privacy, style and day-to-day ease in one of Bowral's most convenient residential pockets.

#### Key features

- 3 bedrooms, including main bedroom with large ensuite
- 2 modern bathrooms
- 1 garage / car space
- Architecturally inspired single level home
- Interiors shaped with the involvement of an award-winning architect
- Architectural influence recognised across New South Wales and Europe
- Large double glazed almost full-height windows framing garden and tree views
- Modern kitchen with induction cooktop
- Underfloor heating to tiled areas
- Ducted heating and air conditioning
- Solar panels
- Ample storage throughout
- Long storage-lined corridor
- Built-in shelving and wide living room bookshelf
- Secure fully enclosed pat friendly backyard
- Underground garden irrigation system
- Low maintenance garden setting
- " Leafy cul-de-sac position in Bowral
- " Short walk to parks, cafés, hospital and medical precinct, sporting grounds and nearby schools
- Convenient access to Bowral town centre and local amenities

#### MORE DETAILS

Property ID	1TBHVU
Property Type	House
Land Area	684 m2
Including	Ensuite
	Air Conditioning
	Ducted Heating
	Courtyard
	Dishwasher
	Built-in-Robes
	Fully Fenced

#### Sam Bonkowski 0407 890 746

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