



## Bowral, 74 Boardman Road

Discover Country Charm in Bowral!

Welcome to your future oasis in Bowral, where tranquility meets country charm! This lovely 3 bedroom, 2-bathroom home set on 823sqm fully fenced block with established garden is the perfect sanctuary for a family or downsizers looking to embrace a lifestyle filled with joy, relaxation, and entertaining.

Step Inside Your Sundrenched Haven

As you enter this home you'll be greeted by an inviting atmosphere that exudes warmth and charm of the Cosy Formal Lounge.

There is a separate Light Filled Dining Room with large Bay Windows and Kitchen that Opens to a Casual Living Room with floor to ceiling North Westerly windows and glass sliding door are perfect for hosting family gatherings or intimate dinner parties, while the gas heating ensures a cozy ambiance during those cooler evenings and ceiling fans for those warm sunny days.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
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**LJ Hooker Bowral**  
**(02) 4811 1918**



## A Culinary Delight Awaits

The heart of this home is a well-appointed kitchen, where culinary dreams come to life. Imagine whipping up your favorite meals while friends and family gather around, sharing laughter and creating lasting memories. The open-plan layout allows for seamless interaction, making every gathering a delightful experience.

## Retreat to Your Private Sanctuary

The master suite is a true retreat, featuring two large floor to ceiling windows looking into the "Hidden Garden" a modern ensuite and walk in robe. The remaining bedrooms all have built-in robes providing you with ample space to keep your treasures organized and within reach. Each room is designed to be a peaceful haven, ensuring restful nights and rejuvenating mornings.

## Outdoor Bliss Awaits

Step outside to your picturesque garden, where nature's beauty surrounds you. Picture yourself sipping coffee in the courtyard - outdoor entertainment area, surrounded by vibrant flowers and lush greenery. The garden is not just a space; it's an extension of your living area, perfect for hosting summer barbecues or enjoying quiet afternoons with a good book.

## Endless Possibilities

With a garden shed and workshop, you'll have all the space you need for hobbies, crafts, or gardening projects. Whether you're an avid gardener or a DIY enthusiast, this home caters to your passions. Plus, with solar panels, you'll enjoy the benefits of sustainable living while keeping your energy costs low.

## Convenient Living with Modern Security

Your peace of mind is paramount. This home is equipped with an alarm system, ensuring you can enjoy your new lifestyle without worry. With two garages, parking is never a concern, making entertaining friends and family a breeze.

## The Perfect Location

Nestled in the charming suburb of Bowral, you'll find yourself surrounded by picturesque landscapes, delightful cafes, and boutique shops. Enjoy leisurely strolls through local parks, or indulge in the vibrant community events that make Bowral a sought-after destination.

## Embrace the Life You Deserve

Don't miss this incredible opportunity to make this enchanting property your own. It's not just a house; it's a lifestyle waiting to be embraced. Schedule a viewing today and start picturing your future filled with laughter, love, and unforgettable moments in your new Bowral home!



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Your dream starts here!

Call Sophie Desprez on 0425 202 742 for more information.

## More About this Property

Property ID	1QRHVU
Property Type	House
Land Area	832 m2
Including	Ensuite Toilets (2) Alarm Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Water Tank Solar Panels Water Tank

**Sophie Desprez 0425 202 742**  
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