



## Luxurious Living in Kangaroo Valley



5



4



4

## 2 Bowlers Close, Kangaroo Valley

Sold for \$1,675,000 (Sep 13, 2024)

Welcome to 2 Bowlers Close, a stunning Masterton home that offers the epitome of quality and comfort. This magnificent property boasts a range of impressive features that are sure to captivate even the most discerning homebuyer.

Step inside and discover a spacious and well-designed floor plan that caters to all your family's needs.

With four bedrooms, each equipped with built-in wardrobes, everyone will have their own private retreat.

The main bedroom is a true sanctuary, complete with a walk-in robe and en-suite, providing you with the perfect place to unwind after a long day. Bedroom 2 even has its own en-suite, offering additional convenience.

Working from home has never been more enjoyable with fast internet and a the large home office, providing a quiet and productive space.

The two generous living areas, including a dedicated home theatre, offer plenty of room for relaxation and entertainment.

**Property ID:** L18331326

**Property Type:** House

**Garages:** 4

**Land Area:** 820.0 sqm

**Frank Barker**

0456 555 422

frank.barker@sh.rh.com.au

Gather with loved ones in the open plan kitchen, featuring an island bench and a butler's pantry, making meal preparation a breeze.

Experience year-round comfort with ducted air conditioning, ensuring the perfect temperature throughout the home. Your safety and security are also paramount, thanks to the 3-zone security alarm system, offering peace of mind for you and your family.

Not only is this home designed for luxury and convenience, but it also embraces sustainable living. Benefit from the 10kw solar system, reducing your energy costs while minimizing your carbon footprint.

In addition to the convenience of being on town water, there is a bonus rainwater tank to help you conserve water.

Step outside and be greeted by a delightful plunge pool, ideal for those warm summer days. The patio area is perfect for easy entertaining and offers breathtaking sunset views over Mount Scanzi, creating a picturesque backdrop for your gatherings.

That's not all! This property also includes a self-contained studio with a bathroom and wet area, providing versatile options for guest accommodation, a home gym, or a creative space.

Located in the charming village of Kangaroo Valley, you'll enjoy the convenience of an easy walk to local amenities, shops, and cafes.

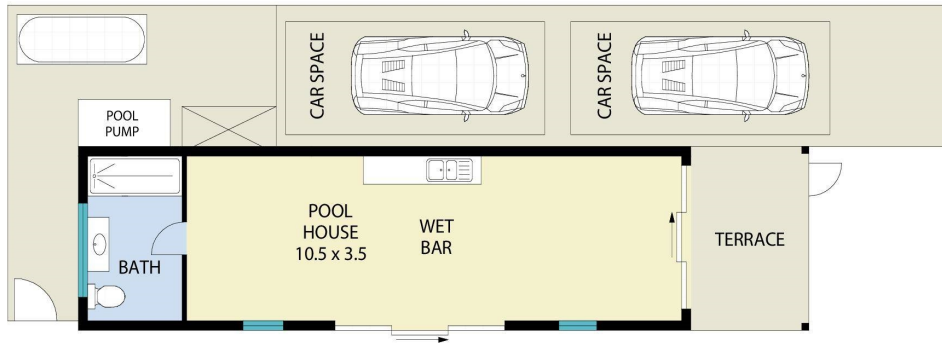
#### IN SUMMARY:

- 4 bedrooms all with built in wardrobes
- Main bedroom with walk in robe & en-suite
- Bedroom 2 with an en-suite
- Large home office
- 2 large living areas one of which is a home theatre
- Open plan kitchen with a butler's pantry
- Ducted air conditioning system
- 3 zone Security alarm
- 10kw Solar System
- Easy maintenance pool that is both salt water & chlorine
- Town water, town sewer and additional rainwater tank
- Patio for easy entertaining with sunset views over Mount Scanzi
- Separate self-contained studio with bathroom and wet area

- Marvel at the stunning western views of the escarpment and Mount Scanzi, offering a sense of tranquility and natural beauty.

Don't miss this incredible opportunity to own a quality home in Kangaroo Valley.

To arrange a private inspection and make this dream home your reality, please contact Frank Barker on 0456 555 422 or [frank.barker@sh.rh.com.au](mailto:frank.barker@sh.rh.com.au)



## 2 Bowlers Close, Kangaroo Valley

Scale in metres indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.