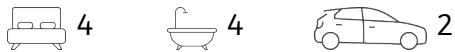




Minutes From Town- Adjoining Bowral Golf Course



7/65-67 Kangaloon Road, Bowral

\$1,950,000- \$2,145,000

Discover a new standard of sophistication at Ironwood Bowral, an exclusive enclave of just nine luxury villas & townhomes set along the second fairway of Bowral Golf Course. Designed for over-55s, this secure strata complex offers the perfect blend of community, convenience & elegant living.

This beautifully appointed residence at 7/65-67 Kangaloon Road showcases a welcoming design with four bedrooms, including a master suite on the ground floor, three modern bathrooms plus a powder room & expansive open-plan living, kitchen & dining. The interiors are styled with warm, beach-inspired tones, creating a calm & contemporary atmosphere that flows naturally to a private deck- ideal for entertaining or enjoying tranquil outdoor living.

Premium finishes are evident throughout, with high ceilings, comfort-glazed windows & a striking sandstone feature fireplace. The gourmet kitchen features Miele appliances such as a dishwasher, microwave & induction cooktop, while the bathrooms are luxuriously detailed with herringbone tiles & underfloor heating. Ducted air conditioning, ceiling fans & a gas fireplace ensure year-round comfort.

Practicality is also at the forefront, with a spacious laundry, ample storage & an oversized double garage with internal access & a workbench/ storage area.

|                        |           |
|------------------------|-----------|
| Property ID:           | L36392313 |
| Property Type:         | Townhouse |
| Building / Floor Area: | 236       |
| Garages:               | 2         |

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Positioned just a short stroll from Bowral's vibrant town centre, cafés, shops & public transport, this executive residence combines style, privacy & unrivalled convenience.

Key Features:

- 4 bedrooms (master with walk-in robe, additional with built-ins)
- 3 bathrooms + powder room
- Warm beachy interior tones & open-plan living spaces
- Private deck with gas connection for outdoor relaxation or entertaining
- High ceilings, ducted air conditioning, ceiling fans & gas fireplace
- Sandstone feature fireplace & comfort-glazed windows
- Underfloor heating in ensuite & main bathroom
- Oversized double garage with internal access
- Secure over-55s strata complex (approx. \$750 per quarter)

Ironwood Bowral redefines downsizing, offering a lifestyle of luxury & ease in one of the Southern Highlands' most sought-after locations.

For further information or to arrange your inspection please contact Matthew Anstee 0400 555 088 or Team Anstee 0448 555 054.

- Agent Interest