







STUNNING RURAL LIVING PROPERTY

4 2 6 1.21ha

Set on approximately 3 acres of beautifully landscaped grounds, this exceptional lifestyle property delivers luxury, space, and practicality in one impressive package. Built in 2018 and presented to display-home standards, 25 Bowman Road offers an enviable rural lifestyle just minutes from the conveniences of Wallaroo.

Step through the grand wide entrance and immediately appreciate the quality on offer, with high ceilings, stunning timber floors, and spacious interiors throughout. The home features four generous bedrooms, all complete with built-in robes and ceiling fans, while the luxurious master suite boasts a large walk-in robe and stylish ensuite.

Designed with modern family living in mind, the home offers multiple living zones including a formal lounge and an expansive open-plan living, dining, and kitchen area. The stunning kitchen is sure to impress the home chef with stone benchtops, gas cooktop, electric oven, dishwasher, soft-close cabinetry, glass splashback, granite quartz black sink, and a fully equipped butler's pantry with a second sink. Extensive storage throughout the home, a spacious laundry with ample bench space, and a large family bathroom with separate shower, bath, and vanity ensure practicality matches the home's elegance.

Price	$1,495,000
Property Type	Residential
Property ID	12807
Land Area	1.21 ha

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Comfort is assured year-round with ducted reverse-cycle air conditioning, a combustion heater, and comprehensive insulation to the ceilings and both internal and external walls. The double garage under the main roof provides secure parking and direct internal access.

Outdoor entertaining is where this property truly shines. Enjoy alfresco living under the main roof at both the rear and side of the home, or gather with family and friends around the freestanding entertaining area and fire pit. The outstanding shed facilities will delight caravan, boat, and vehicle enthusiasts, measuring approximately 24m x 7.4m with excellent clearance and complemented by a paved pergola area.

The grounds have been meticulously maintained, featuring established gardens, lush lawns, and a huge undercover orchid/garden area. Sustainability is also well catered for with five 22,500-litre rainwater tanks and a 5kW solar system.

Offering bitumen road frontage, premium improvements, and an abundance of room for the whole family to enjoy, this remarkable property delivers the perfect balance of luxury rural living and modern convenience.

A rare opportunity to secure a premium lifestyle property where every detail has been thoughtfully considered. Inspection is essential to fully appreciate everything this outstanding home has to offer.

RLA228106

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