

Property Summary – 6 Fairway Drive, Bowral

Property Details

Price Guide:	\$1,950,000
Land Size:	4005 sqm
Property Type:	Residential House
Age:	1979 Build
Land Rates:	\$744.00 Per Quarter
Water Rates:	\$TBA Per Quarter
Aspect Front Facade:	North
Construction:	Brick veneer and tile roof
Zoning:	

Interior

Bedrooms:	Four bedrooms. Main with large WIR and ensuite. Three other bedrooms with BIR
Bathrooms:	Two bathrooms and a powder room
Toilets:	Four
Ceiling Height:	8 Foot
Flooring in Bedrooms:	Carpet
Flooring in Hallway:	Tiles
Flooring in Living:	Carpet
Laundry:	Internal with access to covered patio
Ducted Vacuum:	Yes
Designated Study:	No, but could use fourth bedroom

Kitchen

Oven:	Fisher & Paykel Wall oven
Cooktop:	Westinghouse glass cooktop
Exhaust:	Yes Extracted: Out
Fridge Dimensions:	Single Space
Dishwasher:	Yes, Miele

Interior Living and Dining

Living Areas:	Two separate living area. Formal lounge and then family room off the kitchen
Dining:	Formal dining room

Outdoor

Covered Entertaining: Enclosed sunroom and covered patio

Outdoor (Cont.)

Gardens:	1 Acre of established gardens and mature trees
Sheds:	Yes
Fencing:	Completely fenced
Water Tank:	Bore Tank
Septic/Sewer:	Sewer

Heating and Cooling

Heating:	Upstairs has reverse cycle air conditioning Downstairs has ducted gas heating and gas fire place
Cooling:	Upstairs has reverse cycle air conditioning
Hot Water System:	Brand new 135 litre electric off peak

General Features

Carports:	No
Garaging:	Double LUG
Side Access:	Yes, for vehicles
Insulation:	Batts
Alarm System:	Yes
Internet Provider:	Telstra, NBN
Gas Available:	Yes, Natural
Solar panels:	7.5Kw on house & 3Kw on shed
Pest & Building Report:	No
Subdivision Potential:	No
Council Unapproved:	No

Mail Service:	Yes, Available
Floorplan:	Yes, Available
Nearby Schools:	

Primary:

Southern Highlands Christian School, Bowral Primary School, St Thomas Aquinas Catholic School, Steiner School, Oxley College, Gib Gate, Tudor House

Secondary:

Southern Highlands Christian School, Bowral High School, Chevalier College, Oxley College, Frensham School for Girls

Public Transport:	Local Bus Service Bowral Train Station
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Minutes to Town:	
Walk:	25-minutes
Drive:	4-minutes