



## 'Beaufort' 108 Burradoo Road Burradoo

**bedrooms:** 4 double    **bathrooms:** 3.5    **car parking:** double garage + storage

Nestled in the prestigious "Anglewood Estate", Burradoo's premier residential address, this stunning north facing Hamptons style residence occupies 2,200sqm (approx) of established manicured level gardens offering relaxed spacious indoor/outdoor living on a grand scale. Showcasing comfortable living at its best "Beaufort" is a substantial executive modern residence offering a blue-chip location, peaceful leafy surrounds close to Bowral village shopping, private schools & minutes walk to train station.

- Elegant entrance hall with feature staircase
- Enormous open plan living room with fireplace
- Spacious formal dining room with French doors flowing to exquisite terrace garden with water feature
- Four oversized bedrooms with built-ins (master walk-in robe & 2nd bedroom both with ensuites)
- Large gourmet kitchen with stone finish bench tops, pantry, endless cupboards, European appliances + spacious informal sun-drenched dining area
- Family media room (built-in cabinet) plus separate study / home office
- Guest powder room, internal laundry, abundant storage throughout
- Notable features; 10 ft ceilings, polished floorboards, plantation shutters, gas ducted heating, reverse cycle air-conditioning, ducted vacuum
- Internal access from huge double lock-up garage with magic eye
- Dedicated wine space, 10,000 litre underground water tank, back to base security

Rarely does a property of this calibre and location become available for sale.

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**FOR SALE**

**inspect:** by private appointment

**details:**

Angus Campbell-Jones 0400 300 444

**CAMPBELL JONES**  
PROPERTY

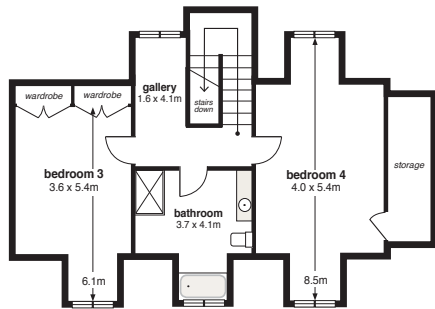
Colm O'Sullivan

0418 614 322

**SUTTON PLACE**  
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bespoke property consultants

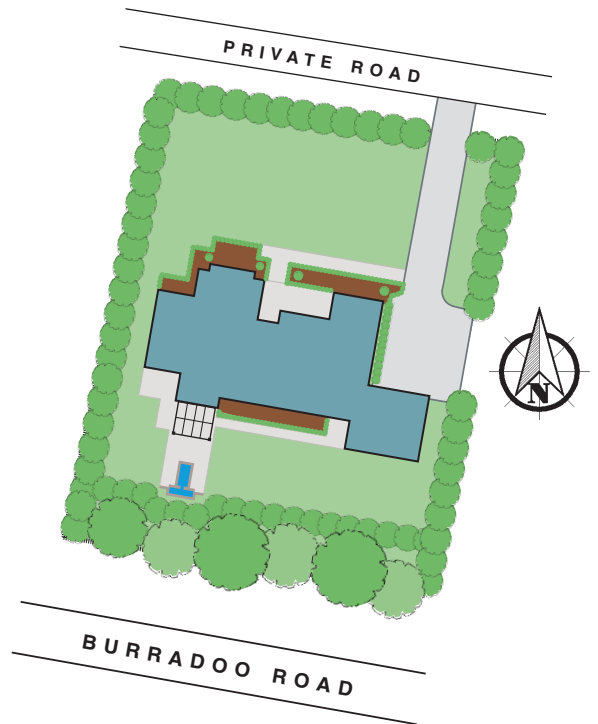




first level



ground level



site map

108 Burradoo Road Burradoo 2576

This plan is indicative of layout only — Measurements are approximate. All information contained herein was gathered from sources we believe to be reliable. However the Agent and Flor Planz Plus cannot guarantee its accuracy and all persons should rely on their own enquiries. Drawn by florplanzplus@gmail.com 04227 496 264 • 27012014 copyright ©

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