

**39 CLARENCE ROAD,
BLACKHEATH, NSW 2785**

 3  1  1  714M²



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PERFECT AND PEACEFUL

Nestled on a peaceful street just 1.6km from the village, this beautifully maintained family home offers both tranquility and convenience. Positioned within walking distance of Blackheath swimming pool and only a short drive to renowned bushwalks and popular tourist attractions.



This is a beautifully presented, impeccably maintained, **three bedroom** family home in a quiet yet convenient location.

Freshly painted and **newly carpeted** in a stylish contemporary palette, this home is move-in ready—simply turn the key and enjoy. Large, well-positioned windows fill the interiors with natural light, creating a warm and inviting atmosphere. The **spacious lounge** offers serene leafy views, while the **generous backyard** provides plenty of room for children and pets to play. The **undercover entertaining area** is perfect for alfresco dining.

Internal access from the garage, makes this space perfect for hobbies or storage if preferred.

Ideal for young families, downsizers, or savvy investors, this home is an exceptional opportunity in a desirable location.



FEATURES INCLUDE:

- Brivis central natural gas heating (newly installed control panel)
- Undercover entertaining patio
- Secure garage
- Natural gas cooking
- Electric hot water system
- 12 solar panels for energy efficiency
- Garden shed for extra storage
- Quiet, family-friendly street
- Spacious 714m² block

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Site Plan (not to scale)



All measurements are approximate.
For illustrative purposes only.



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