

**39 BLAXLAND ROAD,
WENTWORTH FALLS, NSW 2782**

 4  2  2  978M²



agent
blue





POSITION AND LIFESTYLE!

Situated on a generous 978 m² block with rare dual street access, just 850m to Wentworth Falls village and train Station, and 1.7km to Blue Mountains Grammar School, and approx. 1km to popular Wentworth Falls Lake and facilities.



This substantial **four bedroom, two bathroom** residence is perfectly positioned in the heart of Wentworth Falls and offers a golden opportunity to create a home that reflects your own vision and lifestyle.

Brimming with character and space, the home captures sweeping views from its upper level, where an abundance of natural light fills the interiors. On the lower level, the **grand formal lounge**, complete with chandelier, opens out through french doors providing a seamless flow to the **sunny patio**.



Explore the garden where there are plenty of charming paved paths to wander, with established trees and plantings. A gardener's paradise!

While the home would benefit from some rejuvenation, its solid foundations, prime location, and elevated position make it an exceptional canvas for its new chapter.

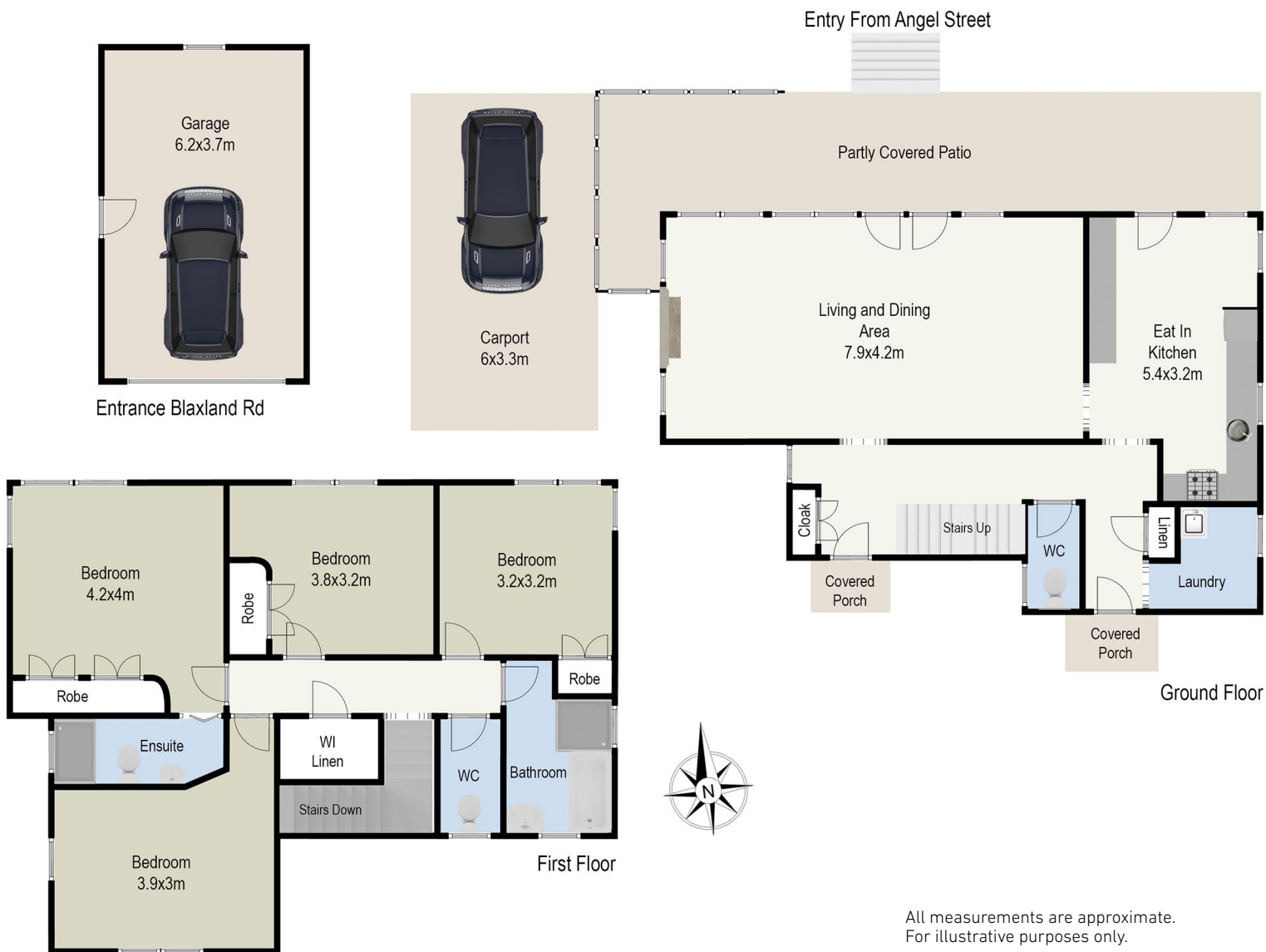
**39 BLAXLAND ROAD,
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FEATURES INCLUDE:

- Dual street access
- 2 x sheds
- Garage
- Large block





All measurements are approximate.
For illustrative purposes only.



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