




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

 3  1.5  1  909M<sup>2</sup>  Duplex/Semi Detached



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## CONVENIENT & COMFORTABLE

Positioned just 260 metres from Wentworth Falls village and train station, this charming weatherboard duplex offers both comfort and accessibility. It's also conveniently close to Blue Mountains Grammar and Wentworth Falls Lake.



The thoughtfully designed floor plan features an **open-plan kitchen and living area**, complemented by a **formal dining space**. The home includes **three bedrooms**, each with **built-in robes**, and a **generously sized bathroom** recently updated for disability access. For added convenience, there is an **extra toilet** adjacent to the **internal laundry**. The property boasts brand-new carpets throughout, and fresh kitchen flooring, ensuring it's move-in ready.



Step outside to a covered deck and enjoy the tranquility of a lush, informal garden. The generous 909m<sup>2</sup> block provides ample space for relaxation and outdoor activities.



## FEATURES INCLUDE:

- New carpet
- New kitchen flooring
- Ducted heating
- 2 x split system air conditioning units
- Renovated bathroom for disabled access
- Off street parking / carport
- 260 metres to train station and Wentworth Falls village
- 909.17m<sup>2</sup> block (approx.)
- Zoned C4 Environmental Living

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All measurements are approximate. For illustrative purposes only.



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