

**10/56 Old Bathurst Road, Blaxland, NSW 2774**

**CHAPMAN**

## **Villa For Sale**

Saturday, 2 March 2024

10/56 Old Bathurst Road, Blaxland, NSW 2774

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Villa**



Chris Rayner  
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**\$749,000 to \$789,000**

**LOCATION** - Set in a highly sought after and well cared for complex, offering close and convenient pedestrian access to East Blaxland shops & public transport. There is a hairdresser, butcher, convenience store, take away options, coffee shop, petrol station and more just minutes from your doorstep. Blaxland station is only approx. 2km away and Penrith CBD is less than 8km drive away. **STYLE** - This lovely villa is the perfect downsizer for those looking for a low maintenance lifestyle in the lower Blue Mountains. Offering single level living, this brick and tile roof over 55's villa is an easy to care for option. **LAYOUT** - As you enter you will be immediately impressed with the space this villa offers. The living room opens on to the open plan kitchen and dining area, providing access to the internal laundry, single lock up garage and outdoor alfresco patio. Without having to compromise on space, this fantastic villa presents 2 good sized bedrooms with built in wardrobes, set privately down the hallway located close to the bathroom, with a level step in shower, separate bath and a separate WC. **FEATURES** - This home is warm and inviting and the perfect space for someone looking for a quiet lifestyle within a small over 55s complex. Offering a mix of carpet, tiles and floorboards throughout, this comfortable home has 2 reverse cycle air conditioners for year round comfort. Both bedrooms have built in robes whilst the main bedroom has its own reverse cycle air conditioner and ceiling fan. The spacious and functional kitchen has been appointed with a DeLonghi Stainless Steel wall oven, ample benchtops and storage and access to the internal laundry. The fully fenced, private rear courtyard is perfect for alfresco entertaining and has established low maintenance gardens and trees and side gate access. The remote operated single car lock up garage has internal access to ensure functional ease for everyday living. **Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.