

**121 Falls Road, Wentworth Falls, NSW 2782**



**House For Sale**

Friday, 19 April 2024

121 Falls Road, Wentworth Falls, NSW 2782

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1794 m2**

**Type: House**



Matt Grima  
0400875429



Catriona Swan  
0414903613

**\$2,100,000 - \$2,200,000**

Warmly inviting and boasting grand proportions, this weatherboard masterpiece is a delightful surprise, hidden amongst established trees and framed by breath-taking gardens. Following the sweeping driveway, past the stunning crab apple tree, this architecturally designed home offers all the charm of yesteryear with its striking period façade, yet is only 25 years old. From the moment you enter the property, you are immersed in the warmth and charm the property offers, with its striking period features cohesively blended with contemporary additions for today's modern lifestyles. There is a feature double sided French Chiminee Philippe wood fireplace to both living rooms, which also both feature French doors out onto the deck and patio areas. The open plan kitchen has soft close drawers and stainless-steel appliances and flows effortlessly into the formal dining room. The floor plan has been well thought out, with the bedrooms located on the Southern wing, allowing for separation and privacy. The master bedroom has a large walk-in robe, newly renovated ensuite, abundance of additional storage and access out onto a rear courtyard. The two additional bedrooms both boast built-in robes, with a bathroom conveniently placed between the two, and the option to close off this section as a guest suite, with independent external access. Following the style of the main house, the picturesque stand-alone garage has a series of versatile areas that includes space for three vehicles, a mezzanine level above one and a fantastic artist's studio above the other. At ground level there is the ultimate workshop, complete with a sink to clean your tools and hands. Enjoying one of the Blue Mountains most picturesque locations, this idyllic retreat is positioned just a few hundred metres to some of the most popular bushwalks and breath-taking lookouts in the National Park\* Stunning street presence with rear lane access and heritage listed established gardens\* Freshly painted inside in a warm, neutral colour scheme\* Baltic pine classic weatherboard home with deep all-weather verandas\* Formal/informal living and dining rooms with high ceilings and decorative cornices\* Feature double sided real wood fire, ducted gas heating, reverse cycle a/c unit and ducted vacuum system\* Brush Box gleaming wood floors, spacious open plan kitchen with s/s appliances\* Multiple French doors all around giving way to a series of alfresco garden rooms\* generously proportioned laundry, plus a separate water closet \* Excellent storage capacity throughout with built-ins, linen closets & wood store\* Ultimate privacy, 1,794sqm level block with 27,000L rain water storage tanks for garden use with separate pressurised watering system\* Charming triple garage with mezzanine, ultimate workshop & artist's studio