

# 144 Great Western Highway, Wentworth Falls, NSW 2782

CHAPMAN

## House For Sale

Thursday, 9 May 2024

144 Great Western Highway, Wentworth Falls, NSW 2782

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 715 m<sup>2</sup>

Type: House



Chris Rayner  
0432721335

**\$719,000 - \$749,000**

**LOCATION** – Set back on the elevated side of the road this home is well placed for access to the train station, which is approximately a 600m walk, and the Wentworth Falls village shopping precinct. Conveniently within approx. 1.1km to the Public School, 1.3km to Blue Mountains Grammar School and 1.6km to Tafe NSW the central location of this home appeals to all. Favoured bushwalks are within close proximity to enjoy the spectacular views this enchanting area of the Mountains offers. **STYLE** – A neat and tidy 3 bedroom brick built and tile roof home with neutral colour palette and new flooring. **LAYOUT** – Enter in to the light filled living space, connected well to the kitchen and dining area that overlooks and opens out to the backyard. The 3 bedrooms, all with built in wardrobes, are privately set down the hallway with the main bathroom, offering separate bath and shower and separate toilet. Internal laundry with external access to the drying patio and a single lock up garage with second toilet, direct internal access and additional storage space. **FEATURES** – Privately occupying a 715sqm approx. parcel of land the 2 tiered grassed backyard is fully fenced and offers a large garden shed for storage and side access gate between the front and back gardens. Brand new carpet has been laid through the living room, hallway and bedrooms and large format tiles in the kitchen. Two gas bayonets are installed for cosy heating options and having been recently painted throughout this home represents an appealing opportunity in the upper mountains, complete with the quintessential picket fence. **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.