

**17A Beatty Rd, Wentworth Falls, NSW 2782**

LIBERTY

**Sold House**

Wednesday, 23 August 2023

17A Beatty Rd, Wentworth Falls, NSW 2782

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Marc Fitzpatrick

## Contact agent

This incredibly spacious 4-5br home is ideally located directly opposite Wentworth Falls Golf Course! Built in 2003 with a low maintenance brick exterior, it sits on a flat 700sqms block. Accommodation comprises of: ENTRY LEVEL - Formal entry - Formal living/dining with large windows enjoying a leafy outlook - Gas kitchen with pantry - Casual meals area - Sun-filled family room flowing onto a brilliant undercover patio - Office or 5th bedroom - Internal laundry, separate WC - Double garage with remote door and internal access. UPPER LEVEL - Four bedrooms all with built-in robes - Two spacious bathrooms - Rumpus room. Other features include ducted reverse cycle air conditioning throughout, ducted vacuum system and flyscreens throughout. The north facing backyard is easy to maintain and is fully fenced for the kids & pets. There's also a large rainwater tank. For convenience, you're only a short trip to the Train Station, Wentworth Falls Village, Wentworth Falls lake, beautiful walking tracks and a number of excellent schools. Space, location and lifestyle - sounds pretty good, doesn't it!? Land size: 700 sqms. Zoning: C4 - Environmental Living. Council rates: \$677.30 pq. Property Code: 1609