

**18 Sandbox Road, Wentworth Falls, NSW 2782**

**LISTER**

**House For Sale**

Wednesday, 22 November 2023

18 Sandbox Road, Wentworth Falls, NSW 2782

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 942 m2**

**Type: House**



Nathan Chapman

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## AUCTION GUIDE \$670,000

Auction Location: Springwood Sports Club Discover your dream home in the beautiful Wentworth Falls! This charming three-bedroom brick residence is nestled on a generous 942sqm flat block, offering the perfect blend of comfort and convenience. Ideal for first-time buyers or those looking to downsize, this home is a haven of tranquility. Step inside to find a thoughtfully designed floor plan, featuring a spacious family room that welcomes you with warmth. The separate rumpus/dining area provides versatility for entertaining or relaxing evenings. Enjoy the beauty of all seasons in the enclosed sunroom, offering a picturesque view of the expansive yard. The practicality extends outdoors with a single lock-up garage and carport with convenient side access leading to a detached workshop, perfect for DIY enthusiasts or extra storage. An additional garage completes the package, providing ample space for your vehicles or hobbies. Located in the sought-after Wentworth Falls, this property combines the charm of a quiet neighborhood with proximity to local amenities. \*\* No offers will be accepted prior to Auction. Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.