

# 18 Valley Road, Wentworth Falls, NSW 2782



## House For Sale

Wednesday, 29 May 2024

18 Valley Road, Wentworth Falls, NSW 2782

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1189 m2**

**Type: House**



Matt Grima  
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**\$1,100,000 - \$1,200,000**

Set in one of the area's most tightly-held premier locations and nestled privately behind established gardens, this enchanting home offers an idyllic retreat on a sprawling 1,189sqm level block with dual street access. Having previously been a duplex, the property has since been opened up to create one dwelling, enjoying a versatile floorplan, but could easily be re-divided. Retaining its original charm, the property boasts timber floors, high ceilings, and wooden sash windows, which contribute to the homes warm and inviting atmosphere. Entering through the sunroom, you immediately notice how effortlessly the spaces connect, while also allowing the option for individual retreat with french doors closing off each zone. The living room is generously proportioned, with an ambient combustion fireplace, providing the perfect space for those cosy nights in. The country style kitchen is full of character, with a Nectre wood burner oven, and large electric oven with a 5 burner gas cooktop,, making it the perfect kitchen for those who love to entertain, all whilst being connected with the indoor and outdoor living spaces. The dining room has large bi-fold doors that open up onto the covered rear deck, creating the perfect blend of functionality and style whilst taking advantage of the northern aspect. Accommodation consists of five bedrooms, the main occupying the entire top story, with an abundance of space, storage, an ensuite and enjoying the distant escarpment and valley views. An additional living space, currently used as a home office, provides a multitude of possible uses, with its own bathroom, bedroom and independent access, this space could be used as a studio or teenage retreat. Moving outside, the sun-drenched gardens provide the perfect space for kids and pets to run and play. A huge liquid amber tree provides everchanging vistas throughout the seasons, while a large lemon tree sits centrally, currently adorned with fruit. Enjoying a peaceful pocket of South Wentworth Falls, you are only a short walk to the Conservation Hut Cafe and walking tracks, and in the opposite direction, a 2 minute drive to the Village and train station.\* Extremely flexible floor plan, previously two separate dwellings\* Charming kitchen with dishwasher, electric oven, 5 burner gas cooktop, a second wood burner oven, stone benchtops, and a large pantry\* Three bathrooms throughout, plus a separate laundry\* Combustion fireplace to the living room and office, plus gas bayonet connections throughout\* Two car garage plus plenty of additional off street parking\* Dual street access, driveway off Valley Road and rear access off Bermuka Avenue