

**20 Canberra Street, Wentworth Falls, NSW 2782**



**Sold House**

Wednesday, 4 October 2023

20 Canberra Street, Wentworth Falls, NSW 2782

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 712 m2**

**Type: House**



Lawrie Lenon

**\$820,000**

Constructed in the mid 1980's, this "Huxley Home" is located in a reasonably quiet street yet ideally situated in close proximity to the family friendly Wentworth Falls Lake, Country Club, trendy Village, Public Transport, Blue Mountains Grammar School, Primary and Pre Schools and bush walking tracks. This well presented "One Owner" family home for over 37 years consists of 4 bedrooms, all with built in robes, office, combined dining / living area, appealing eat in kitchen, full bathroom, side deck and under cover parking for up to 4 vehicles. Desirable features of the property also include solar panels, especially with soaring energy prices, full concrete driveway with a caravan parking bay, loft storage area and natural gas heating, cooking and hot water. The versatile layout also provides opportunities for the new owners to maybe add an ensuite or home office, subject to Blue Mountains City Council approval.

- Approx. 712m<sup>2</sup> "C4-Environmental Living" Council Zoned block
- 4 Bedroom brick veneer / tile roof cottage
- Built in robes in all bedrooms
- Open Plan living / dining
- Eat in kitchen
- Full Bathroom & Internal laundry
- Separate toilet
- Natural gas Log Fire heating
- Loft storage area
- 16 Solar Panels
- Skylight & Ceiling Fan
- Drive through double lock up garage /workshop
- Double Carport & concrete caravan pad
- All services are connected to the property
- Fully fenced back yard
- Approx. 2.3 km to shops & train station

For private Inspections please contact Lawrie Lenon on 0414 946164