

**21 Blaxland Road, Wentworth Falls, NSW 2782**

**PURCELL.**

**House For Sale**

Wednesday, 22 November 2023

21 Blaxland Road, Wentworth Falls, NSW 2782

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 834 m2**

**Type: House**



Brenden Purcell  
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## Contact Agent

Nestled close to the heart of Wentworth Falls, this property boasts a prime location, offering the convenience of easy access to shops, local amenities, and transport links. This character-filled cottage consists of three bedrooms and two bathrooms, and is easily adaptable for various lifestyles. With an abundance of natural light and neutral interiors, this home has a wonderful ambience with its spacious, separately zoned living spaces. The original features include high ceilings, timber-lined walls, beautiful lead light details, and polished wood floors, all of which contribute to the inviting atmosphere. The living room showcases an original fireplace with a slow combustion real wood fire, while the large rustic kitchen offers gas cooking facilities. The sunroom invites warmth through expansive glass windows and is a perfect place to sit and take in the surroundings. All bedrooms are well-proportioned and boast ample space for additional storage to be incorporated. Downstairs, there is a self-contained living area equipped with kitchen and bathroom facilities. This home is ready for immediate comfort and offers a great investment proposition. It has an endearing style and exciting scope to positively capitalize on further down the track. Summary of features:- Three Bedroom character filled cottage set on 834sqm block- Original features include high ceilings & polished wood floors- Beautiful Leadlight and large windows throughout; outside deck- Sun-drenched Sunroom with expansive windows with leafy outlook- Gas bayonets and slow combustion real wood fire, quality carpets- Generous garden areas; fenced backyard with garden shed, Carport- Located only 400m from Wentworth Falls shops, cafes & train station