

**22 Tall Timbers Road, Winmalee, NSW 2777**

**Sold House**

Thursday, 4 April 2024



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 724 m2**

**Type: House**



Kate Spence

**\$850,000**

**LOCATION** – Peacefully located in the family friendly suburb of Winmalee this home has a sunny position and leafy backdrop. Winmalee Shopping Village, amenities & a choice of schools are close by, a bus stop within approximately 300m, and a short drive to Springwood, this home represents a quiet, relaxed, and easy lifestyle.**STYLE** – Loads of character and some original features, this comfortable single level brick & tile home comes complete with a single lock up garage, carport, and fantastic level backyard.**LAYOUT** – The charm begins at the front door where you are instantly greeted by a family friendly layout. Three great sized bedrooms, the main with an ensuite, and a family bathroom located close by. A separate formal lounge room, adjoining to the open plan kitchen, dining and study area overlooking the rear yard. There is a huge screened outdoor enclosure providing further undercover living space for all seasons. A fantastic level backyard, large internal laundry, and undercover access to the single lock up garage.**FEATURES** – This sun filled home offers a functional kitchen with wall oven, gas cooktop and plenty of bench space, and is open plan to the large dining area featuring exposed timber beams and adjoining study/library room. Large picture windows allowing light to flow in, and an uncomplicated floorplan offers easy living for everyone. The main bedroom has its own ensuite, and family bathroom is original and has been lovingly maintained. All bedrooms are a good size and offer a mix of carpet or timber flooring. The family loungeroom has its own reverse cycle air conditioner. There is a huge undercover outdoor entertaining area which spans the full width of the home boasting picturesque views of the rear yard and is perfect for year-round enjoyment. The single lock up garage with remote controlled door has plenty of space for a workshop and offers walk through access to the outdoor entertaining area, complimented by oversized single carport with rear yard access. The gardens are established and offer an abundance of privacy with lush green trees, and a tranquil meandering footpath to explore, there is also garden shed for extra storage. This property is appealing on many different levels. It presents a fantastic opportunity for investors or first home buyers to enter the market in the highly coveted Blue Mountains. Or if you are looking for a home to add your personal touches to, this cosy home could be the one you've been waiting for.  
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