

# 318 Blaxland Road, Wentworth Falls, NSW 2782

## House For Sale

Thursday, 1 February 2024

318 Blaxland Road, Wentworth Falls, NSW 2782

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 540 m2

Type: House



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**\$705,000 - \$745,000**

"Avalon" an original mountain cottage that is well-situated, nestled between the golf course and the picturesque Wentworth Falls Lake. Its sun-drenched setting, set back from the road, ensures a private, leafy atmosphere. The interiors of the cottage boast an open plan design, creating a seamless flow that extends to the back verandah, providing a lovely view of the backyard. This property offers the flexibility to update or redesign according to personal preferences, making it an ideal opportunity for those seeking convenience and low-maintenance living.- Gas heating in the living room plus excellent natural light- Two spacious bedrooms and a neat and tidy bathroom- Single carport at the front and additional off-street parking- Combined kitchen and dining area with access to rear verandah- Spacious backyard with garden shed and partially fenced grounds- Minutes' drive to the village cafes, boutiques and rail- Excellent schools nearby, bus stop and walking trails- Would make an ideal first home or investment opportunity- Only a short drive to Leura and Katoomba shopping centres- This property offers the perfect foundation for your creative ideas