

# 35 Cook Road, Wentworth Falls, NSW 2782

## Sold House

Friday, 1 September 2023

35 Cook Road, Wentworth Falls, NSW 2782

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 850 m2

Type: House



Matthew Gale

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**\$812,500**

Peacefully placed on approximately 850sqm block within close proximity to golf course and lake, this immaculate three bedroom home offers a fantastic sense of warm mountain easycare living and privacy. Featuring a flexible floorplan throughout with generously proportioned rooms that lead out to a north facing, covered entertaining patio at the rear overlooking the lawn area. Situated on the high side of the street and located only minutes' drive to the village cafes, boutiques and rail.- Beautiful timber floorboards and plantation shutters in living areas- Slow combustion fireplace in the living, air conditioning and flued gas heater- Custom designed and built quality kitchen with gas cooktop and good storage- Generous main bedroom with built-in robe and lovely natural light- Offering a good sized neat and tidy bathroom and a separate spacious laundry- Versatile home office/workshop with internal access and roll-a-door - Oversized single carport at the side plus additional off-street parking - Fully fenced backyard with sun-drenched lawn area and easycare gardens- Would make an ideal first home or investment opportunity - Only a short distance to excellent schools and sporting fields