

**39 Honour Avenue, Lawson, NSW 2783**



**House For Sale**

Tuesday, 16 January 2024

**39 Honour Avenue, Lawson, NSW 2783**

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 10**

**Area: 4090 m2**

**Type: House**



John Chapman

**\$1,990,000 - \$2,180,000**

Welcome to the ultimate multi-generational home, Fontainebleau. Offering a unique opportunity to enjoy an acreage lifestyle at the heart of the Blue Mountains, this elegant house sits off the beaten track in a precinct adjacent to Lawson's town centre. Built in 1895 by the owner of a brick foundry to show case his prosperity and house his large household, this expansive manor house was extended sympathetically from brick and steel in circa 1960. At the same time a 2-storey outbuilding was erected in the same bushfire-resistant materials. The grand light-filled rooms have tall ceilings (3.6m/12') and are entered via oversized doors and illuminated by extensive glazing. The original French floor tiles, wide wooden floorboards, deep skirting boards and fireplaces have all been lovingly retained. This secluded Estate of apx 4090sqm/ 1 acre features 6 bedrooms, 4 bathrooms, 5 toilets, 3 kitchens, numerous living spaces, a grand function room, large outbuilding, abundant parking, and garaging. Fontainebleau's seclusion is protected long term by being bounded by recreation grounds and parks on 3 sides: the tennis courts in Queens Oak Park above the bushland strip to the east, Honour Gardens to the north and South Lawson Parklands (19.4 hectares/48 acres), which is in turn bounded by the World Heritage national park with access to the waterfall circuit. Level access leads you directly to Benang St, gateway to Lawson's vibrant specialty shops, restaurants, community centre, hip heritage pub and the station. Walk a little further and you reach the library and Olympic swimming pool which in turn gives access to north Lawson's waterfall walks. Local primary schools (state and Catholic) and Blue Mountains Business Park are all in easy walking distance. Co-ed secondary schools are located in Katoomba (government), Wentworth Falls (Blue Mountains Grammar), Springwood (St Columba) and Winmalee (government). The Aerotropolis and Anzac Bridge are just 45 and 70 minutes by car. Permitted uses include some commercial operations, Place of Worship, building a dwelling on Lot 1 (plans available) and/or convert the 2-storey outbuilding on Lot A to a secondary dwelling (plans available). To see the floorplan, learn more about the vacant land available for sale next door or arrange an inspection, please call, or email us.