

**4/9 Page Avenue, Wentworth Falls, NSW 2782**

PURCELL.

**Unit For Sale**

Tuesday, 13 February 2024

4/9 Page Avenue, Wentworth Falls, NSW 2782

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Blake Caldwell  
0413355139

**\$700,000 - \$750,000**

Perfectly positioned and well-presented, this spacious and light filled three-bedroom apartment is generously proportioned throughout. Within a short stroll of Wentworth Falls train station, boutique shops, and cafes, it offers a practical and convenient lifestyle choice. The expansive, open-concept living and dining space evokes a feeling of roominess and seamlessly extends to a generous covered balcony with picturesque leafy views. The well-appointed kitchen is equipped with an electric cooktop and ample cabinetry for storage. All bedrooms are well proportioned; the master bedroom features an ensuite and boasts a built-in wardrobe for added convenience. The main bathroom has a separate shower and bath, while the internal laundry offers functionality and ample storage space. This secure complex is well kept with manicured gardens in a quiet and peaceful pocket. An added bonus is the secure parking underneath with internal access to the apartment foyer, and a secure storage room for extra convenience. Summary of Features:- Set in a secure building with gate access through to village- Secure parking underneath with internal access to apartment foyer- Interiors feature neutral tones, quality carpets and generous proportions- Open plan living and dining area that extends out a covered balcony- Well-proportioned bedrooms, main with ensuite and built-in robe - Spacious kitchen with electric cooktop and ample cupboard space- Established gardens surrounding the complex, leafy views from balcony- Short easy walk to local bus and train transport, boutique shops and cafes