

**4 Blue Gum Avenue, Medlow Bath, NSW 2780**



**Sold House**

Wednesday, 11 October 2023

4 Blue Gum Avenue, Medlow Bath, NSW 2780

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 753 m2**

**Type: House**



Paris Bennett  
0412184977

## Contact agent

Located in a peaceful and leafy area of Medlow Bath, within walking distance to the train station, Hydro Majestic and local café, this well-maintained brick home reveals a beautifully proportioned layout with everything you need to start experiencing the Mountains lifestyle straight away. Situated on a sunny 753sqm block of lawns, gardens and wandering paths that lead you to a creek at the rear, this property will appeal to those looking for a unique garden combined with the simplicity of a low maintenance home. The functional floorplan offers three bedrooms, a modern bathroom, neat and tidy kitchen and a dining/living room filled with natural light. The internal laundry provides access to the rear paved courtyard which, being partially covered, offers a great space for entertaining. Complete with an established, fenced backyard and a garden shed for storage, this neat and tidy home is ready to simply move in and enjoy.\* Recently renovated modern bathroom and separate laundry with neutral colour scheme\* Three good sized bedrooms, all with built in robes\* Large original kitchen with outlooks over the gardens\* Spacious living room with floor to ceiling windows and skylights\* Neutral colour scheme, abundance of natural light and floating floors throughout\* Gas bayonet heating for the colder months\* Established, fenced, level backyard with creek at the rear less This lovely property is just a short walk to the Hydro Majestic Hotel where you can enjoy the ever changing views over the Megalong Valley and beyond. Other attractions situated close by are Medlow Bath Park with play ground and public tennis court, Blackheath and Katoomba villages with boutique shops, cafes and restaurants. There is an array of world class bush walking tracks and beautiful lookouts, including the iconic 3 Sisters.