

# 41 Lawson View Parade, Wentworth Falls, NSW 2782



## House For Sale

Wednesday, 12 June 2024

41 Lawson View Parade, Wentworth Falls, NSW 2782

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1164 m2

Type: House



Bianca Brown

**\$1,250,000 to \$1,350,000**

Perfectly set on the high side of the street among beautifully landscaped gardens, this fabulous home of quality, privacy and style has been meticulously updated both inside and out with nothing for you to do except just move in and enjoy. Providing excellent levels of space, comfort and up to date conveniences throughout, the single-level layout of this home has been thoughtfully designed for modern living. A considered use of colour, texture and materials combined with abundant natural light all work together to create cohesive, inviting spaces. The formal lounge room features a perfect Northern aspect over the front garden and a freestanding wood fire for cosy nights in, whilst the adjacent study provides an ideal work from home space separate from the living spaces. A stunning bespoke upgrade with no expense spared, the spacious open-plan kitchen is perfectly positioned as the hub of the home, connecting seamlessly with the living spaces and the patio, all beautifully finished with exquisite tiling, stone benchtops and an undeniably fabulous butler's pantry. Providing a perfect layout overlooking the backyard, the open plan dining and living spaces lead out to the expansive covered patio for effortless entertaining with friends and family. The master bedroom overlooks the front garden and features a walk-in wardrobe and an ensuite, whilst the three remaining bedrooms all provide built-in wardrobes, and the main bathroom features both a shower and a great corner bathtub. This fine home also includes an Enphase 6.5kw solar panel system, 4-zone Daikin air conditioning, a gas log fire, attic ladder storage and a double garage with a drive-through to one side. Outside, no stone has been left unturned with new landscaping which thoughtfully includes new retaining walls and fencing, upgraded drainage, a greenhouse, raised veggie patches, fruit and citrus trees, and there is even a deluxe chicken coop! Positioned just moments from the eateries, shops and amenities of Wentworth Falls, as well as excellent local schools and city trains, this is a terrific opportunity to secure a beautifully updated home in a wonderful location, all on a great 1,164sqm of private land.