

**47-49 Old Shipley Road, Blackheath, NSW, 2785**

**Sold House**

Saturday, 29 July 2023

**RayWhite**

47-49 Old Shipley Road, Blackheath, NSW, 2785

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



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## EXPANSIVE ESCARPMENT AND VALLEY VIEWS - INCOME POTENTIAL (Access via Helvetia Rd)

Set in a secluded part of town and spanning two titles this character home has spectacular views. Surrounded by gorgeous Australian bushland, this property is perfectly positioned to provide peace and relaxation away from the stresses of everyday life. With two separate dwellings (The House & The Studio) the property lends itself to holiday letting or a stunning permanent residence. It is set on a ½ acre landscaped block at the end of a laneway so your privacy is guaranteed.

### Features Breakdown;

- Expansive escarpment and valley views;
- Set on a 2150m<sup>2</sup> block of enviable Australian bushland;
- Landscaped cold climate gardens with dry stone paths & a paved outdoor entertaining area
- Only 1.2kms from Blackheath village, boutique shops, cafes, schools & transport
- Centennial Glen bush walks, and rock climbing are only a short walk away.
- Two separate, self contained dwellings

### The House

- Bright and welcoming split level design with abundant glass, skylights and high ceilings
- Open plan lounge/dining with fabulous views & two handy study nooks
- French farmhouse style eat-in kitchen with Ilve stove
- Large, elegant main bathroom with deep spa bath and bay window
- Ensuite-cum-laundry with shower and 2nd toilet
- Kitchen and both bathroom floors are heated and operated separately
- 2 comfortable bedrooms with built in robes
- Speakers for the sound system built into the ceiling of the spa bathroom and lounge dining area
- Year round comfort with wood heater and reverse cycle air conditioner (sep units in lounge & bedrooms)
- Large, covered entertaining deck with Westerly views

### The Studio

- Cosy lounge/bedroom with S/C wood fireplace
- Well appointed kitchenette with butler sink, cook top and eat-in nook
- Elegant bathroom with large shower & heated floor
- Timber floors, high ceilings and neutral colour palette
- Covered deck off the kitchen - listen to native bird calls while eating your breakfast
- Perfect for holiday letting, visitors or a work from home set-up

Tightly held for many years this versatile property is surprisingly close to the village but still retains its privacy. There are so many options to explore with this multi dwelling property. Relax in style while surrounded by the ageless Australian bushland, and make your lifestyle tree change dream a reality.