

**49 Bridge Road, Blaxland, NSW 2774**

**CHAPMAN**

**Sold House**

Friday, 3 November 2023

49 Bridge Road, Blaxland, NSW 2774

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 923 m2**

**Type: House**



Glen Power  
0413330949



Kate Spence  
0450015191

**\$1,340,000**

LOCATION - Nestled in a leafy sought after pocket of Blaxland on a flat approx. 923sqm parcel of land, this beautiful family home offers convenience with local amenities, shops, cafes, restaurants, park, school, rail and bus all within an approx. 1.3km walk, and with direct access to Florabella Pass walking trail at the end of the street.STYLE - Immaculate, fully renovated, single storey clad cottage with colorbond roof privately set back from the street, offering gorgeous bush views the moment you walk through the front door.LAYOUT - 2 living rooms - living flowing seamlessly onto the covered alfresco area with outdoor kitchen and cosy family/study, dining, 4 bedrooms all with built-in-robos, primary with generous ensuite with dual shower and basins, family bathroom and separate powder room, 2.5 bathrooms overall.FEATURES - Framed by a picture window inviting the beautiful bushland indoors, this stunning open plan kitchen complete with hidden butler's pantry, caesarstone benches, shaker cabinetry, quality S/S appliances, Casa Lusso tapware with Zip hydrotap is the heart of the home. New roof, windows, double, stacker & barn doors, ducted reverse cycle air conditioning, ceiling fans, ornate cornices, downlights, feature wall panelling, wide hallway, tall skirting boards, timber look flooring, instant gas hot water and with new plumbing and electrical. Upon arrival past your gated front entrance, relax on the generous front veranda overlooking your private front yard, or marvel at the breathtaking bush backdrop from your rear covered merbau deck with outdoor kitchen & servery window, flowing onto the outdoor dining platform, pizza oven, level grassy yard with seated fire pit area, veggie garden, wooden powered store room with mezzanine storage, perfect for a sauna, 2.5 car remote access garage with home gym at the rear, gated parking for your boat or caravan and ample off street parking. Welcome home!Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested persons should rely on their own inquiries.Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.