

**5 Blue Gum Crescent, Blaxland, NSW 2774**



**House For Sale**

Monday, 4 December 2023

5 Blue Gum Crescent, Blaxland, NSW 2774

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Area: 710 m2**

**Type: House**



Danny Walker  
0438912066

**\$1,050,000 - \$1,150,000**

A brilliant opportunity awaits the discerning buyer in this versatile property. An extra-large three-bedroom home retaining its original charm and character, offered together with a modern 2-bedroom self-contained Granny flat on the one block - all set in a peaceful yet convenient pocket of Blaxland. An ideal investment, with a combined rental income of over \$1,000 per week. Or an attractive option for those with extended living situations. - Home plus income or in-law accommodation in popular Blaxland. Original home is double-fronted brick and tile with street appeal. Adaptable living areas; airy oversized L-shaped lounge/dining. Timber all-electric kitchen with eating area plus adjacent family room. Three generous bedrooms; Master w/WIR and ens; family bath; sep WC. Double garage under house; room for workshop plus storage space. Fully fenced easy care gardens safe for children and pets. Self-contained 2-bedroom Granny flat with separate access. Fresh, modern décor; light-filled living space; kitchen w/breakfast bar. Both beds have BIR; sparkling bathroom w/shower over tub; s/s air con. Gorgeous low maintenance grounds; sitting areas; garden sheds. Fantastic location with schools, local shops, access to M4 so close. Expected combined rental income of \$1,000 per week.