

# 6 Nichols Parade, Mount Riverview, NSW 2774

CHAPMAN

## Sold House

Tuesday, 6 February 2024

6 Nichols Parade, Mount Riverview, NSW 2774

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 581 m<sup>2</sup>

Type: House



Chris Rayner  
0432721335

**\$955,000**

**LOCATION:** Sitting quietly on an 581 m2 approx. parcel of land, this home is conveniently located within easy access to the local primary school, convenience store, parks and café. The bus stop is within 650m of the home and the train station less than 2.7km commuting is effortless. Positioned in a leafy and peaceful family friendly suburb, bush walks and everything the lower Blue Mountains has to offer is at your doorstep. **STYLE:** Loads of character with some original features and plenty of sunlight streaming in, this single level brick veneer & tile home is instantly inviting with a lovely feel. **LAYOUT:** The main living area is open and spacious with an original large timber fireplace and private deck overlooking the back yard. The bright & sunny kitchen with meals area is a great size with and has a great flow to the outdoor undercover entertaining BBQ area and rear yard. The master bedroom is at the front of the home and boasts a large wardrobe and its own reverse cycle air conditioning. The second bedroom is well proportioned with a built-in robe and skylight, whilst the third bedroom is as good size. The retro bathroom has plenty of light & functionality with a separate bath & shower, and separate toilet with its own hand basin. There is an internal laundry that opens on to the rear verandah for external access and a linen press for additional storage. **FEATURES:** This sun filled home offers a retro style kitchen with wall oven, electric cooktop and plenty of bench space. The skylight allows an abundance of natural light. Large windows and an uncomplicated floorplan offers easy living. There is a huge undercover outdoor entertaining with built in space for a BBQ, and a private almost level back yard with established trees and gardens is perfect for all year-round enjoyment. With an oversized single carport, under house access & storage, this property is appealing on many different levels. It presents a fantastic opportunity for investors or first home buyers to enter the market in the highly coveted lower Blue Mountains. Or if you are looking for a home to add your touches to, this cosy home could be the one you've been waiting for. **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.