

71 Clarence Rd, Blackheath, NSW 2785

LIBERTY

House For Sale

Thursday, 29 February 2024

71 Clarence Rd, Blackheath, NSW 2785

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1756 m2

Type: House



Marc Fitzpatrick



Raymond Farley
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\$1,750,000 - \$1,850,000

Boasting a near level, 1,765sqms northerly block surrounded on two sides by a Nature reserve, it's an ideal place to call home for nature lovers, gardeners or a great platform for a semi, self-sufficient lifestyle. The versatile and spacious split-level floorplan suits a variety of uses. A spacious family home, work from home, co-housing or multi-generational family use. Accommodation includes:- Open plan living/dining with soaring entry ceiling and slow combustion fire- Formal sunken lounge, again with high ceilings and reverse cycle air conditioning- Light-filled sunroom overlooking the rear entertaining areas- Modern kitchen with gas cooking and large walk-in pantry- Huge family/rumpus room (currently used as a cinema room)- Large study/office with built-in cabinetry- Separate mezzanine library + office- Spacious main bedroom with walk-in robe, air con and stunning en-suite with hydro steam shower- Three further bedrooms (two with built-in robes, balcony access and one with a/c)- Two further bathrooms (one is fully renovated with spa and window overlooking the bush)- Ducted gas heating throughout- Internal Double lock-up garage PLUS a separate Double lock-up garage/workshop. If you love to entertain, you'll be spoiled for choices. There's a huge undercover north facing deck to the front, sunny uncovered deck to the rear and a delightful paved courtyard with pergola. Eco-friendly features include a huge 12.54kw solar system connected to a 13.5kwh Tesla battery. There's also a fully enclosed vegetable garden. The property is fully fenced ensuring the kids & pets are safe and secure. Blackheath village is less than 2kms away where you can enjoy a number of great cafes, pubs and eclectic stores. There's also the Train Station, a number of playgrounds for the kids, the Golf Course and Blackheath Pool. If the outdoors is your thing, the area is home to some of Australia's finest rock climbing, bushwalking & trail running options. Whether you're looking for the lifestyle on offer, village charm or the endless flexibility the home offers, it's got something for everyone. Land size: 1,756sqms Zoning: C4 - Environmental Living Council rates: \$723.20 pq Property Code: 1724