

**82 Govetts Leap Rd, Blackheath, NSW 2785**



**House For Sale**

Saturday, 27 April 2024

82 Govetts Leap Rd, Blackheath, NSW 2785

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 270 m2**

**Type: House**



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## AUCTION

A unique investment / lifestyle opportunity, this distinctive full brick character building is located just 350m from the heart of the village. It comprises two separately titled apartments each with 3 bedrooms, sunroom and verandah. This substantial building would make an excellent investment with the versatility to live in one and rent the other or sell one at a later date if required. A solid construction featuring high ceilings, timber floors, additional double garage storage and an elevated pleasant outlook, 'Balcombe' is a property that offers significant potential to add value. Breakdown of Features:

- For those requiring a convenient residence with income or a flexible holiday investment
- To be sold in one line; motivated vendor
- Further contemporary renovations will offer significant potential to add value
- Double brick dual level residence; two separate strata titles
- Ground floor apartment with two bedrooms, sunroom & verandah to rear
- Centrally placed bathrooms; ground floor kitchen with external access
- First floor apartment with two bedrooms, sunroom & verandah with elevated views
- Double garage; dedicated laundry at ground level and externally accessible third WC
- Attractive corner block within 3 mins walk of village cafes, restaurants and amenities