

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

**CHAPMAN**

**House For Sale**

Tuesday, 28 May 2024

9 Blue Gum Crescent, Blaxland, NSW 2774

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 727 m2**

**Type: House**



Chris Rayner  
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Kate Spence

**\$1,250,000 - \$1,300,000**

LOCATION – Perched happily on the high side of a quiet cul-de-sac this home occupies a 725sqm parcel (approx.) that takes in elevated distant bush views from the front balcony and living room windows. A superb location, being within walking distance (approx. 400m) to the local primary school and East Blaxland village and amenities. Everyday travelling needs are well met with access to Penrith CBD less than 10km via Old Bathurst Road, bus stop 450m from your door and the train station within approx. 1.8km. STYLE – Two storey brick built home with neutral modernisations both internally and externally creating a wonderful family oasis ready to move in to and enjoy. LAYOUT – The sizeable family home offers main living, rumpus/dining room, casual meals area and crisp kitchen on the lower level, as well as 3 privately set bedrooms, all with large built-in robes, and the fresh main bathroom with floor to ceiling tiles, separate bath and shower and separate toilet. The upper level presents a further family living space, and the 5th bedroom, or study if desired, and the master bedroom with ensuite and a peaceful view over the backyard, pool and Bali hut. FEATURES – Comfort is assured with the home offering ceiling fans in all bedrooms, split system air conditioning both up and downstairs and a gas bayonet in the main living space for cosy gas heating. The salt water inground swimming pool will make summer entertaining a breeze, with the Bali hut sanctuary poolside and pizza oven taking pride of place in the patio. The crisp white kitchen offers an abundance of benchtop space, stainless steel dishwasher and a freestanding 1200mm 6 burner gas cooktop and oven. Creature comforts of a double garage, downlights, polished timber floorboards and a 7.8kw solar panel system complement the phenomenal opportunity this property presents. 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.