

**27 Bourne Street, Wentworth Falls, NSW, 2782**



**House For Sale**

Wednesday, 25 September 2024

27 Bourne Street, Wentworth Falls, NSW, 2782

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Richardson Wrench Sales

## "CUTE, COSY & CONVENIENT"

This charming cottage blends practicality with character, located approximately 350m from the local village & railway station with medical centre, lake, public & private schools all close by. The property enjoys the benefit of a two-street frontage, providing secure off-street parking for numerous motor vehicles via sealed driveways.

This delightful partly cedar weatherboard mountains cottage sited behind a white picket fence features high beamed timber lined ceilings throughout plus the comfort of gas central heating during the cooler seasons.

The home offers full length North facing verandah, sunny open plan kitchen, living & dining area. Timber kitchen equipped with electric cooking, ample bench & storage space, overlooks the rear gardens & provides entry to a three-quarter length covered rear timber deck with rear grounds access. Tiled family bathroom, separate large tiled laundry & handy 2nd toilet with deck & rear yard access.

Generous accommodation of three good sized bedrooms, two with built-in wardrobes.

The property sited on approximately 580sqm, fenced on all boundaries, the level front grounds are planted out with established flowering Cherry trees & Maples while the sloping rear grounds with garden shed have been landscaped with bush-rock retaining walls & steps, planted out with established Camellias, Azaleas plus numerous cool climate shrubs & bulbs, complimented by rolling lawns.

An ideal opportunity for first-time buyers, investors, or those seeking to downsize.

Verandah

High Beamed Timber Lined Ceilings

Two Street Frontage