

**3 Stanger Avenue, Wentworth Falls, NSW, 2782**



**House For Sale**

Friday, 27 September 2024

3 Stanger Avenue, Wentworth Falls, NSW, 2782

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Richardson Wrench Sales

## "PERFECT FOR WEEKEND RETREATS OR LIVE IN ONE LEASE ONE"

Set on over 2,300sqm of stunning private mature & level established cool climate gardens, stands two charming individual weather board cottages both consisting of hardwood flooring, high ceilings & timber lined walls.

Situated at the front stands an original character filled 1880's cottage complete with wide "Kauri Pine" timber flooring & timber lined walls throughout offers spacious lounge room with the ambiance of an open fire place with timber mantle, built-in bookcase & cupboards plus 7ft picture railing shelves. Timber kitchen complete electric cooking, dining area with slow combustion wood fire stove plus access through French doors to a large timber deck over-looking the rear gardens. Tiled bathroom with glass panels looks out over the rear grounds.

Generous accommodation of two bedrooms with timber lined walls, both with their own private North facing sun rooms. The home is equipped with the comfort of ducted gas central heating throughout for the cooler seasons.

Domestic hot water is supplied by a natural gas "Rinnai 24" continuous hot water flow unit.

Positioned towards the rear of the land stands a private detached 1970's studio/granny flat of weatherboard construction with colorbond roof & hardwood timber flooring throughout.

The studio/granny flat offers full length sheltered North facing verandah, spacious & sunny open plan timber kitchen, living, dining area with slow combustion wood fire, lounge with large bay window overlooks the private grounds.

Accommodation of one bedroom plus a tiled bathroom that consists of shower over bath, wash basin, wall mirror & w.c. Domestic hot water supplied by a 125ltr electric storage unit.

The land has an approximate 30.48m frontage with return boundaries of 76.96m, providing an overall land area of approximately 2,345sqm. The slightly sloping landscaped grounds are picturesque with drystone walls & overgrown pathways plus a wonderful selection of mature established trees including Red Woods, Dogwoods, Liquid Ambers & Gum Trees to name a few, which are all complemented with an extensive variety of Camellias, Rhododendrons, Azaleas, Maples plus numerous other cool climate shrubs & open lawn areas.

This desirable property is located in a quite & sought after area close to the Wentworth Falls Country Club & Golf Course, positioned on a no through road, surrounded by quality properties on either side.

This property represents excellent value with two separate individual dwelling sited on one large parcel of mature grounds & gardens.

Slow Combustion Wood Fire

Verandah