

**33 Edward Parade, Wentworth Falls, NSW, 2782**

LIBERTY

**House For Sale**

Wednesday, 14 August 2024

33 Edward Parade, Wentworth Falls, NSW, 2782

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Raymond Farley  
0407777303



Marc Fitzpatrick

## YOUR IDEAL LOCATION!

This generously proportioned 1990s brick and tile home will suit most needs.

Three bedrooms, two comfortable living areas, separate dining room, contemporary kitchen and bathroom, sizable rear entertaining deck and extensive under house workspace.

The second living area is currently set up as a home office but could easily be a family area, depending on your needs.

And then there's the extensive man/woman cave under the house. So much room for tools and workspace. Or it could easily be converted into a teenage retreat.

A small fenced rear yard is big enough for kids and dogs to frolic in but not too daunting to mow.

Features include:

- Wood firebox
- Central heating
- Good natural light
- Three solid bedrooms, two with built-in robes
- Insulation under kitchen floor
- Rear entertaining deck
- Easy access to the outdoors
- Huge underhouse workspace
- Gas boosted solar hot water
- Quiet street
- Fully fenced, pet friendly

It's only a short drive to the village, the lake, the golf course and the schools.

Suit first home buyers, downsizers, retirees, investors; anyone really wanting a comfortable home within easy reach of all amenities.

Land size: 809 sqms

Council rates: \$545.24 per quarter

Council zoning: C4, Environmental Living

Rental estimate: Around \$600.00 per week

Property Code: 1761