

**5 Hume Avenue, Wentworth Falls, NSW 2782**

**CHAPMAN**

**House For Sale**

Thursday, 11 July 2024

5 Hume Avenue, Wentworth Falls, NSW 2782

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2666 m2**

**Type: House**



Glen Power  
0413330949

## Expressions of Interest

**LOCATION** - Perfectly positioned in the heart of Wentworth Falls, a short 450m (approx) stroll to the village with its cafes, restaurants, shops, hotel, bus and train station, and within walking distance to local parks, bushwalks, picturesque lookouts, primary & senior schools and the lake. With quick and easy access to the highway, its ultra-convenient location is sought but rarely found.

**STYLE** - Tucked away down a tree lined street and privately set on an enormous approx. 2,666sqm of sub-division approved land, this stunning north facing, high-set, single level, circa 1879 character cottage is steeped in local history and embodies everything you love about mountains cottages.

**LAYOUT** - Its garden path and wide bullnose veranda invite you in to two king sized bedrooms with fireplaces, primary with ensuite, through to the formal lounge and dining, each with the own fireplace, 3rd bedroom with built-in robe, generous kitchen and family bathroom. At the rear the 4th bedroom, 3rd bathroom and laundry. The versatile floor plan could cater for independent kids, aging parents, guest accommodation or an idyllic home office.

**FEATURES** - The freshly painted residence encompasses a generous timber panelled country style kitchen with feature original wood fired cooker, quality stainless steel appliances with natural gas cooktop, walk in pantry with ample bench & storage space, central heating, wood burning combustion fireplace and 3 open fireplaces. Gorgeous period features include soaring 10.5 foot (3.2m) ceilings with ceiling roses & ornate cornices, timber floors with tall skirtings (carpet to the bedrooms), chair rails, timber windows, leadlight and French timber doors, pull cord lights and federation brass switches, Victorian high tank toilets & timber bathroom vanities, family bathroom with pressed metal ceiling and claw foot bath. The front bullnose veranda the perfect place to relax and watch the kids play or watch time go by, the large rear undercover area perfect for family BBQs and to entertain friends, the established gardens a breeze to maintain, and the grassy 2,666sqm (approx) fenced yard with 2 street frontages (rear vehicle access via Fitzstubbles Ave), double carport and 2 garden sheds, approved for sub-division (1300sqm & 1366sqm lots), opens a myriad of uses, depending on what beautiful family story you wish to write here. This rare opportunity to own "Ryeworth", one of the first residences built in Wentworth Falls, and that of the original Grand View Hotel Publican Charles Abraham Wilson, together with its magnificent block, cannot be missed.

**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested persons should rely on their own inquiries.

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