



74 Valley Rd, Wentworth Falls



## POTENTIAL PLUS!

Corner blocks offer so much flexibility. Even more so when they are reasonably flat, as this one is, presenting endless possibilities.

The house will benefit from a makeover but - with sturdy bones and a generous yard - there is heaps of room for improvement. Let your imagination run wild!

And with a side entrance from Parkes St, the old garage in the back yard is calling out to become a granny flat (STCA) with a garden between it and the main house.

This outstanding proposition is within easy reach of stunning views and walking tracks that non-locals drive hours to visit.

### Features

- 5 Spacious bedrooms with built-in robes
- 2 generous living areas
- 2 bathrooms
- Gas cooking
- Fabulous walk-in pantry
- Under floor heating to most of the house
- Ducted vacuum system
- 2 garages

🛏 5 🗺 2 🚗 2 📏 1,005m<sup>2</sup>

**Price** SOLD for \$930,000  
**Property Type** Residential  
**Property ID** 1425  
**Land Area** 1,005 m<sup>2</sup>

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

Waterloo  
169-175 Phillip St Waterloo NSW  
2017 Australia  
02 8399 0340

**LIBERTY**

Beautiful wisteria covered patio

Mature shade trees

Cubby house

140m to nearest walking track

Walk to Conservation Hut, Wentworth Falls and superb views

1.1kms walk to Wentworth Falls Public School

An easy 1.8kms to the station, village and cafes

Inspect: Fridays 1.00 – 1.30pm & Saturdays 1.00 – 1.30pm

Auction: Onsite 20<sup>th</sup> February 2021 @ 4.00pm

Land size: 1,005 sqms

Council rates: \$671.70 pq

Water rates: \$144.11 pq

Rental estimate: Around \$550 pw

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*