

54 Wentworth St, Wentworth Falls







Where the 1890s merge seamlessly with the 2020s

For more information including the history of 'The Sandpatch', visit https://thesandpatch.cve.io

'The Sandpatch' is a classic Australian weatherboard built in the 1890s and located on the corner of a quiet street, in sought-after leafy south Wentworth Falls.

This stately historical homestead retains the best of its period features: Fabulous original floorboards, skirtings, picture rails and dados. Wooden framed windows and, of course, large rooms with delightfully high ceilings.

The first owners would have been warmed by the open fireplaces in the living room, main bedroom and the kitchen - but they would have been amazed by the ducted reverse-cycle air conditioning. Not to mention the wonders of electric illumination, broadband, ceiling and underfloor insulation and a 5kW solar system.

Features

- Three bedrooms, main with freshly renovated en-suite with under floor heating

- Additional generous home office or 4th bedroom

- Formal and informal living areas

- A light filled sunroom

- Generously sized kitchen with vaulted ceiling, skylight and separate pantry

4 2 1 822m2

Price	SOLD for $1,495,000
Property Type	Residential
Property ID	1442
Land Area	822 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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169-175 Phillip St Waterloo NSW 2017 Australia
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LIBERTY

- Long, covered, rear verandah with French doors to both living rooms

- Stained glass windows

- Original floorboards

- Insulation

- 5kW solar system

- Two ceiling fans

- Reverse cycle air conditioning

- Three separate instantaneous gas hot water systems

(One each for ensuite, main bathroom, and the kitchen and laundry)

- Garage with built in storage

- Insulated studio/workshop

- Private gardens

- Pergola covered entertainment area

- Local satin bowerbird pair who bring up their chicks every year, and visit regularly

- Large vegetable garden with raised beds

- An enclosed native garden with white waratahs, established tree ferns and gymea lilies

- A 7kL water tank which will keep the garden and the vegies going, without the need for tap water

- Raised deck overlooking two of the three enclosed gardens

- Water tower!

Located just a few hundred metres from the Falls and several excellent walking tracks, it is an easy 2km to the station, village, cafes and schools.

'The Sandpatch' is a unique homestead in the traditional Australian vernacular.

Council Rates: $2,355.91 per annum

Water Rates: $179.06 per quarter

Land size: 822 m^2

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