



26 Valley Rd, Wentworth Falls



Your Perfect Workspace? And Dream Home? On the same property!

Whatever your profession, the separate studio/office has more than enough room to work in. 13.5 x 5 metres, in fact. Meet clients here, work whatever hours suit you, then lock up and walk a few metres to your back door.

Or if you prefer, it could be a games and entertainment room or teenage retreat.

And then there's the house!

The attention to detail is just marvellous. Unique cornices, profiled skirtings, tasteful door and window frames, pelmets, a clever mixture of classic and modern lighting. Even the electric sockets and switches are an unusually perfect choice for this fabulous home.

There is central heating throughout as well as a firebox in the lounge room.

3 generous bedrooms and a study, 2 exquisite bathrooms, a large chef's kitchen which leads out onto a huge, private entertaining terrace with valley glimpses.

Most houses have a dining room but in this home that space has always been thought of as the tete-a-tete room. A place for conversation and discussion – with food and drink of course.

3 2 2 877 m2

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|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 1571        |
| <b>Land Area</b>     | 877 m2      |

#### Agent Details

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#### Office Details

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**LIBERTY**

There's enough room in the fully fenced back yard for a dog or two – and a niche in the back of the studio for them to take cover. There's a chook mansion.

The Grammar school, the primary school, the station and great café's are all within about 2.5 kilometres. Mountain High Pies is a brisk walk away.

Down the end of Valley Rd is the Conservation Hut and a fine selection of the Mountains' famous walking tracks.

When you have friends up from Sydney, Google reckons you are a mere 4 minutes drive from the actual Falls. Or 33 minutes walk.

This spacious workspace with its beautiful home is in the perfect location for you to enjoy both work and leisure. We doubt you'll find a better combination anywhere in the area.

Features:

Central heating

Firebox

Huge front deck

Covered rear patio

Chef's kitchen

High ceilings

Floorboards

WIRs

Insulated

Double carport

Fenced

Close to schools

7 skylights in studio/office

Land Size: 877 sqm

Rental potential: \$720 - \$750pw

*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.*