

Sold



167B Great Western Hwy, Blackheath



## SO VERY, VERY COMFORTABLE!

Sitting at one of the highest points of Blackheath, this fabulous property is well positioned with commanding views over the golf course to the city and the airport.

There are even times when you are quite literally in the clouds!

Too many people overlook houses on the highway but the vendors have taken excellent steps to mitigate the sound issue. Most windows are double-glazed and the double garage and generous foyer are both at the front, shielding the living areas from highway sounds.

Comfortably spread over three levels, this superb home provides more than enough room for both work and play. And family.

On entry into the foyer, the hallway takes you past a bedroom/office space through to the ample living areas: an L-shaped sitting room separates the formal dining from the casual dining and stunning modern kitchen. Both dining areas open onto the rear verandah.

Upstairs is a substantial, north facing loft currently used as an office and studio, but could easily serve other purposes depending upon your needs.

Downstairs are the primary sleeping quarters with three sizeable bedrooms, two bathrooms and a laundry that leads out to the pleasant courtyard and terraced gardens.

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**Price** SOLD for \$955,000  
**Property Type** Residential  
**Property ID** 1745  
**Land Area** 579 m<sup>2</sup>

### Agent Details

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### Office Details

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**LIBERTY**

The local school, railway and wonderful Blackheath shops, cafes, pubs and restaurants are an easy walk away.

Most visitors to nearby Evans Lookout and Govetts Leap Lookout have flown in from overseas or driven for hours from Sydney and beyond to admire the astonishing views of the Grose Valley.

Living in this very desirable home means you are just a few minutes drive away.

Land size: 579sqms

Zoning: LEP 2005 : Living - Conservation

Council rates: \$1,373.96 pa

Features

Views

A variety of heating options

Solar panels

Double glazed windows

Low maintenance yard

Attic storage

Close to town

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