

174 Tableland Rd, Wentworth Falls







INCREDIBLE OPPORTUNITY BORDERING NATIONAL PARK!

3 1 4 4,805m2

Introducing 174 Tableland Road, Wentworth Falls.

World class location. Serene views. Ultimate flexibility. An incredible opportunity.

Sitting privately and quietly at the back of its 1.18 acres (4,805sqms) parcel and enjoying views from almost every room, is a modest c1962 home held by the same owners for the past 26 years.

Whether you're looking for a weekender, development potential or a comfortable home offering a sustainable lifestyle, it's got something on offer for everyone.

The land consists of 2 lots which a savvy purchaser could really capitalise on.

Accommodation in the immaculate timber cottage comprises of:

- Cosy living area with floor to ceiling windows capturing vistas of the adjacent Blue Mountains National Park
- Comfort is assured with split system air conditioning, ducted gas heating and an 'Archer' gas fireplace
- Spotless eat-in kitchen with gas cooking
- Immaculate period style bathroom with sunken bath and separate WC
- Comfortable bedrooms all with built-in robes and leafy outlooks
- Internal laundry, heat pump hot water system

Whilst the house is lovely, it's the flat, clear land that excites us most.

You are one step closer to a self-sustainable lifestyle with plenty of raised

Price	$1,450,000
Property Type	Residential
Property ID	1754
Land Area	4,805 m2

Agent Details

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LIBERTY

veggie beds, multiple fruit trees and three rainwater tanks (one with a filtration system allowing you to drink from it).

There is a garage, three sheds, a bird/chicken aviary and a high-span double carport ideal for caravans or RVs.

There are loads of spots to sit & relax or perhaps install a firepit. You can also see an Indigenous cultural site in the distance from the back of the block.

The front block is 1,391sqms and could be ideal to build a second dwelling, more garages or a workshop, hardstand parking or sub-divide and sell off.

If it's the outdoors that draws you here, you're only minutes to a number of renowned walking trails, mountain bike tracks and amazing lookouts.

For convenience, you're only a short trip to the Train Station, Wentworth Falls Village, the Golf Course, Wentworth Falls Lake and a number of excellent schools.

If lifestyle is important to you, be quick to register your interest in this rare opportunity.

Total land size: 4,805.08 sqms
(Lot 1 in DP206206 = 3,413.82sqms, Lot 61 in DP23367 = 1,391.26sqms)
Zoning: C4 – Environmental Living
Council rates: $2,763.20 pa

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