

Sold



16 Fitzgerald St, Wentworth Falls



## STUNNING RENOVATION, SUPERB LOCATION!

You can see immediately what a tasteful makeover this home has had. What you can't see are things like the re-plumbing when the kitchen and bathroom were re-designed. And the new gas line that was added for the stove and hot water system. Or the fresh insulation in the ceiling under a restored roof.

It is this meticulous attention to detail - even the hidden details - that makes this an outstanding investment - whether you choose to live here yourself or rent the property.

You walk into a beautiful expansive living area with timber flooring. There is an atmospheric firebox for winter warmth as well as a gas heater for an alternate option. There is space to stretch out.

An island bench makes the new kitchen very user friendly and the gas stove is what most cooks will be keen on.

Built in robes are in each carpeted bedroom.

The magnificent bathroom was re-waterproofed before renovation and a new B26 hot water system was installed.

Out the back, there is a superb rear deck which extends beyond the roofing into a large yard, ideal for kids and dogs. Or you could create your dream garden. There's even an old chook shed if you're keen on fresh eggs.

The location is also exceptional.

You are close to schools, the Charles Darwin Walk, tennis courts and within

 3  1  2  704 m<sup>2</sup>

**Price** SOLD for \$855,000  
**Property Type** Residential  
**Property ID** 1806  
**Land Area** 704 m<sup>2</sup>

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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easy reach of the village. Then, of course, the actual Falls are only about 5 minute drive away.

This fabulous, well placed property would be a joy to live in.

Land size: 704sqms

Zoning: LEP 2005 – Living Conservation

Council rates: \$707.60 pq

Rental status: Currently rented at \$600 pw, with a delightful tenant who is keen to stay.

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