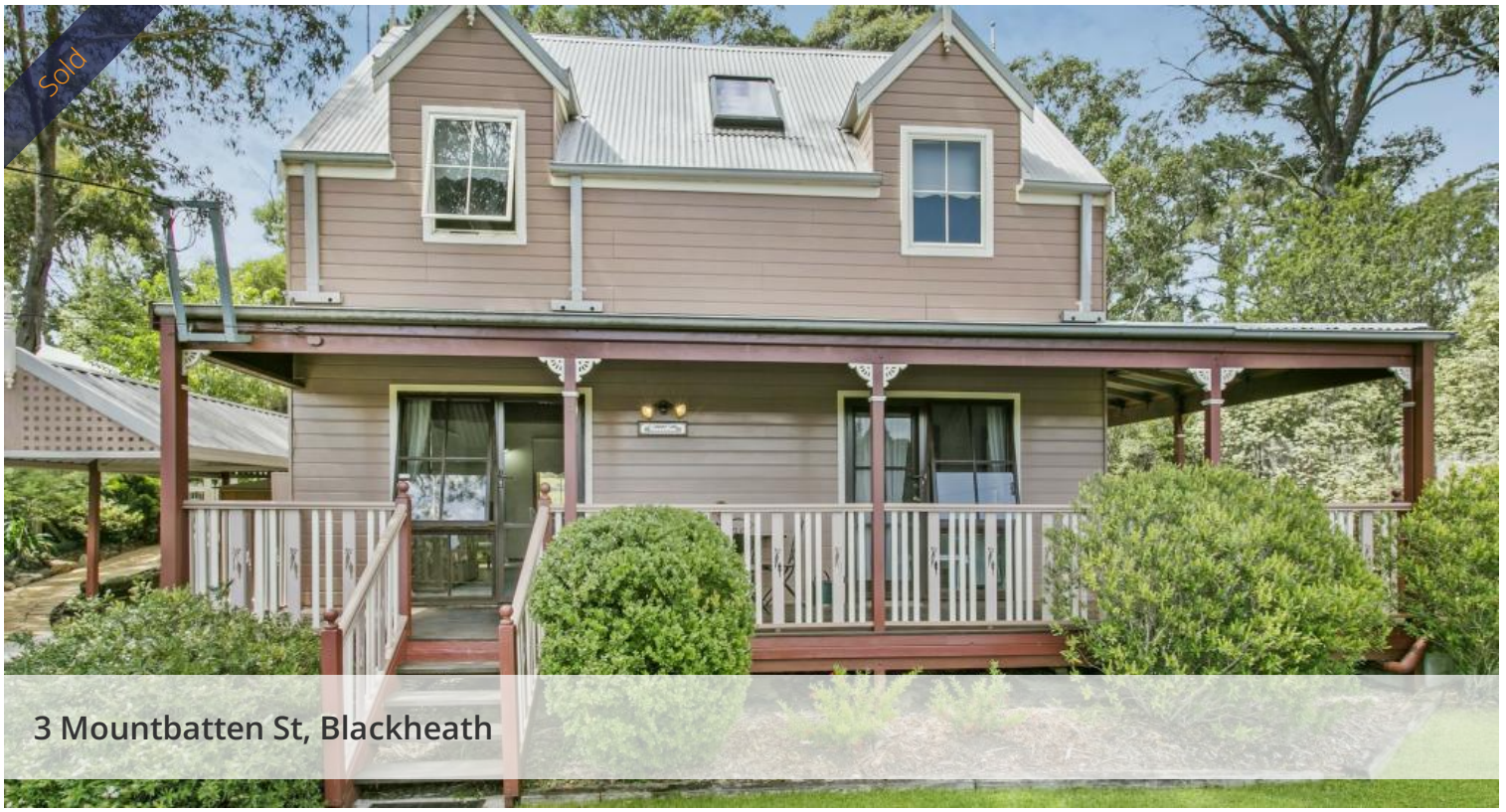

## ADORABLE TIMBER CLAD COTTAGE!

3 1 1 681m2

Located in a quiet pocket of Blackheath less than 300m from the stunning 'Popes Glen' walking trail, 'Grevillea' is a quintessential Mountains home.

Sitting in an elevated position on a low maintenance 681sqms block, there's room to enjoy the gardens without having to spend all weekend looking after them!

R2 zoning also makes a future potential studio much easier to do.

Accommodation includes:

- Wide wrap-around verandah enjoying a delightful leafy outlook
- Living/dining room with slow combustion fire
- Exposed timber rafters gives the home a true 'Mountains' feel
- Cosy second dining area or study
- Basic but functional kitchen in great condition
- Three upstairs bedroom with high cathedral ceilings (main has a walk-in robe)
- Bathroom with combined bath/shower, velux skylight allows natural light to pour in
- Internal laundry with second WC

Other features include storage under stairs, flyscreens throughout, a low running cost hot water system (only 2 years old), carport, shed and a fully fenced and secure backyard.

The yards have been landscaped with a lovely selection of native plants and there's a great combination of lawn and paved areas.

| | |
|---|---|
| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 1838 |
| **Land Area** | 681 m2 |

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

Waterloo
169-175 Phillip St Waterloo NSW 2017 Australia
02 8399 0340

LIBERTY

There's a convenient bus stop just metres away in the street.

Govetts Leap Lookout is just 1.5km away, along with dozens of world class walking trails.

Blackheath village is just 1.6kms away where you can enjoy a number of great cafes, pubs and eclectic stores. There's also the Train Station, a number of playgrounds for the kids and Blackheath Pool.

This will make a great first home. Whether you're looking for the lifestyle on offer or the village charm, add this to your list to inspect!

Land size: 681sqms
Zoning: R2 – Low Density Residential
Council rates: $535.00 pq

*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.*