

44 Armstrong Street, Wentworth Falls







‘WILGA’ c1914. RIPE FOR RENOVATION!

Offered for the first time in 29 years is this character weatherboard cottage on a delightful 791sqms garden block, ripe for renovation.

North facing, there’s a very slight slope up from the street, otherwise it’s a lovely flat block.

The home is certainly livable but would benefit from an extensive renovation. Perhaps you could live there ‘as is’ or lease it out until you’re ready to create something special?

It offers a flexible layout and could be used as either a 1br or 2br home depending on your requirements.

As expected with this era, it features high ceilings, timber flooring, stained glass windows and original weatherboards.

Modern conveniences include gas cooking & heating.

There’s been a lot of love put into the gardens over the years and they provide a lovely, leafy backdrop.

In terms of convenience and lifestyle options:

Nature Trail: 300m away
Public School: 680m away
Blue Mountains Grammar School: 820m away
Grand Cliff Top Walk: 1km away
Conservation Hut: 1km away
Wentworth Falls Village/Train Station: 1.4km away

2 1 1 791m2

Price	SOLD
Property Type	Residential
Property ID	1870
Land Area	791 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

LIBERTY

Land size: 791 sqms
Council zoning: LEP 2005 – Living Conservation
Council rates: $701.70 pq

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