



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 1 791 m<sup>2</sup>

**Price** \$789,000  
**Property Type** Residential  
**Property ID** 1870  
**Land Area** 791 m<sup>2</sup>

### Inspection Times

Sat 11 Apr, 3:15 PM - 3:45 PM

### 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

Rent potential: Around \$420pw

*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.*