

**115 Hat Hill Road, Blackheath, NSW, 2785**



**House For Sale**

Wednesday, 13 November 2024

115 Hat Hill Road, Blackheath, NSW, 2785

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Type: House**



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## EXPANSIVE FAMILY HOME ON LEVEL BLOCK WITH MULTI-CAR GARAGING

Occupying an impressive original two title block, this brick veneer home is masterbuilt to a very high standard and is offered to the market for the first time in 40 years. Set on a beautifully maintained level 1,839sqm approximate block with dual driveways and multiple car garaging, this home is internally expansive with formal and informal living areas, well proportioned bedrooms and a rear northerly aspect welcoming in the afternoon sunlight to the enclosed sunroom. A generous covered entertaining deck offers plenty of space for friends and family and promotes a seamless connection with the established surrounding gardens. Within 1.5kms of Blackheath village amenities, this is a unique opportunity to secure one of Blackheath's superior built homes.

### Breakdown of Features:

- Brick veneer home, on level 1,839sqm approx. block with dual driveways
- Quadruple lock up garaging and workshop space; internal access from single auto garage
- Tasmanian Oak open plan kitchen looking out to enclosed sunroom with north aspect
- Generous formal living room plus open plan informal living and dining areas
- Ample storage throughout with cedar trims, doors and built-ins in all bedrooms
- Dedicated home office or possible fourth bedroom; int. laundry; practical 2nd WC
- Ceiling fans in master and informal living area; ducted gas heating throughout
- As new carpet and freshly painted throughout; alarm system and access ramp
- Ducted vacuum system and 2.4kw solar panel system
- Garden shed, wood store; 30,000 ltr water tank with tap system through garden
- 1.5kms to Blackheath village; immediate access to public transport