

**187 Tableland Road, Wentworth Falls, NSW, 2782**



property

**House For Sale**

Monday, 25 November 2024

187 Tableland Road, Wentworth Falls, NSW, 2782

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## GREAT SIZED FAMILY HOME - LEVEL BLOCK - PEACEFUL BLUE MOUNTAINS LOCATION

### KEY FEATURES

BLOCK SIZE: 1,248m<sup>2</sup> (approx)

BEDROOMS: 4 - all with built in robes (walk in robe to the main)

BATHROOMS: 2 including an ensuite to the main

LIVING AREAS: 2 internal

GARAGING: 2 car attached garage with internal access

OTHER FEATURES: Gas ducted a/c, split system a/c, solar panels, instant gas hot water, fully fenced rear yard, custom built cabinetry & storage within the family room, private rear deck, eco water tank, established gardens & set back from the street.

### RATES & CHARGES

COUNCIL RATES: \$510.00 per quarter (approx)

WATER CHARGES: \$265.00 per quarter plus personal usage (approx)

### LOCATION

4.6 kms (approx) to Wentworth Falls Public School

4.8 kms (approx) to Blue Mountains Grammar

11 kms (approx) to Blue Mountains Steiner School

4 kms (approx) to Wentworth Falls Village

5 kms (approx) to Wentworth Falls Station

23 kms (approx) to Springwood CBD & Station

44.5 kms (approx) to Penrith CBD

### WHAT WE LOVE MOST!

The single level, family friendly layout along with the peaceful location offers the perfect Blue Mountains lifestyle.

We love the gardens, abundance of privacy throughout & the open plan feel throughout the home.

### THE VIBE:

Relaxed, private & perfect for entertaining & the growing family.

Disclaimer: We have been furnished with the above information, however, Merrick Property Group gives no guarantees or undertakings concerning the accuracy, completeness or up-to-date nature of the information provided.

All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.