

**3 Appledon Avenue, Wentworth Falls, NSW, 2782**

**PURCELL.**

**House For Sale**

Friday, 22 November 2024

3 Appledon Avenue, Wentworth Falls, NSW, 2782

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Brenden Purcell  
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## Superbly Presented Quintessential Mountain Home

This beautifully presented home offers a seamless blend of comfort and practicality, perfect for families or professionals seeking a relaxed lifestyle. Thoughtfully designed with versatile spaces, it provides a warm and inviting atmosphere throughout.

The custom-built kitchen is a standout, featuring a 900mm gas cooktop, quality appliances, and a convenient breakfast bar. The open-plan living, dining, and kitchen area serves as an excellent entertaining space, enhanced by timber flooring and French doors that lead to a covered outdoor entertaining area. From here, you can admire the stunning garden, filled with an abundance of colourful foliage throughout the seasons.

The home includes three spacious bedrooms, with the master featuring a walk-in robe and ensuite, while the additional bedrooms are fitted with built-in wardrobes. A dedicated study/fourth bedroom offers versatility, and the main bathroom includes a separate bath and shower. Comfort is assured year-round with underfloor heating, ducted air conditioning, and ceiling fans. Additional features such as ample storage, a garden shed, and a rainwater tank add to the home's practicality.

Situated in a sought-after area of Wentworth Falls, the property also includes a single garage with internal access and further off-street parking. Enjoy the convenience of being within walking distance to parks, a golf course, and Wentworth Falls Lake, while the vibrant village and train station are just 1.9km away.

### Summary of Features:

- Quintessential Three Bedroom home nestled on a 696sqm block
- Thoughtfully designed home with a dedicated study/fourth bedroom
- Lounge, dining, and kitchen areas feature an open-plan layout
- Master bedroom features a walk-in robe and ensuite
- Stylish presentation throughout with ducted air conditioning
- Single lock-up garage with internal access, ample storage throughout
- Landscaped gardens, garden shed and rainwater tank
- Ideally located within a 1.9km distance to Wentworth Falls village