



## 2/28 Old Bathurst Road Blaxland NSW

2 2 1

**LOCATION** - Sitting in a prime location in Blaxland, this exclusive villa is within 600 metres of local shops and services. (Construction expected to commence 3rd Quarter 2022)

**STYLE** - Single and dual level modern and contemporary over 55's Villa.

**LAYOUT** - 2 bedroom, 2 bathroom villa with expansive open plan living, outdoor alfresco, private courtyard and oversized single car garage.

**FEATURES** - Luxurious, modern inclusions. Ducted reverse cycle air-conditioning, quality timber floors, carpet to bedrooms. Stone vanity tops and large walk-in showers. The executive kitchen includes gas cook top, wall oven, dishwasher, stone bench tops and soft close cupboards and drawers. Modern and thoughtful in design and finishes.

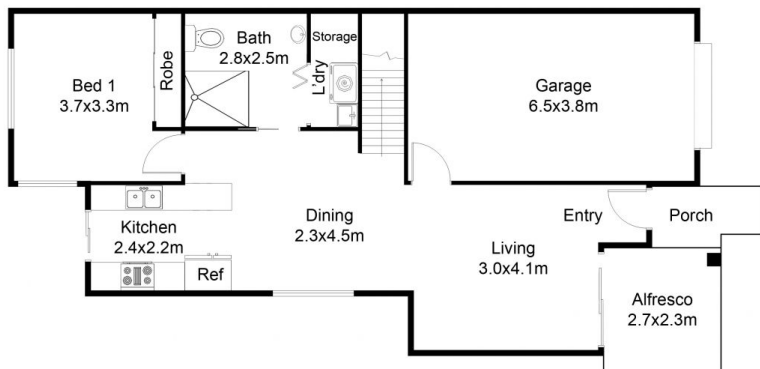
<b>Type</b>	: Townhouse
<b>Price</b>	: \$ 809,300
<b>Building Size</b>	: 110.83 sqm
<b>Land Size</b>	: 159 sqm
<b>View</b>	: <a href="https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/townhouse/7160945">https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/townhouse/7160945</a>



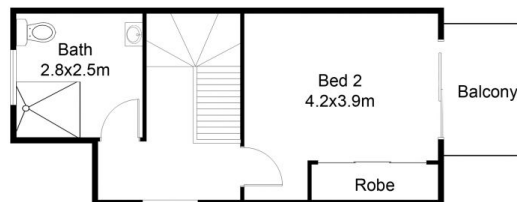
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

**Unit 2**

Ground Floor	73.06 m <sup>2</sup>
First Floor	37.77 m <sup>2</sup>
Balcony	6.28 m <sup>2</sup>
Garage	26.31 m <sup>2</sup>
Porch	3.35 m <sup>2</sup>
Alfresco	13.5 m <sup>2</sup>
<b>Total Living</b>	<b>110.83 m<sup>2</sup></b>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

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