



### 102 Railway Parade Warrimoo NSW

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**LOCATION:** An easy walk (approx. 650m) to rail transport, local convenience store, pizza and bottle shop. Nearby Blaxland Village offering supermarket shopping and services. Local parks, playing fields and bush walks all within easy reach.

**STYLE:** Classic single level cottage set on a near level 752m<sup>2</sup> (approx.) parcel of land.

**LAYOUT:** Open plan living, eat-in kitchen, 2 large bedrooms, original bathroom and 2nd toilet in laundry. Large rear living/multi-purpose room. Side access to rear carport and workshop space under home at rear.

**FEATURES:** A great location, with usable land and a practical layout, this mountains cottage is ready to move in and add your personal touch.

<b>Type</b>	: House
<b>Price</b>	: \$ 675,000
<b>Building Size</b>	: 129 sqm
<b>Land Size</b>	: 752 sqm
<b>View</b>	: <a href="https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/warrimoo/residential/house/7160950">https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/warrimoo/residential/house/7160950</a>



**James Simadas**  
02 4792 5045



**Rachel Power**  
02 4792 4244

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102 RAILWAY PARADE, WARRIMOO



Basement Floor

Ground Floor

**INTERNAL**  
129 m<sup>2</sup>  
**EXTERNAL**  
5 m<sup>2</sup>  
**TOTAL**  
134 m<sup>2</sup>



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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