



### 36 Sunset Boulevard Winmalee NSW

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**LOCATION** - Peacefully set in a popular pocket of Winmalee, conveniently within 500m of village shopping centre, schools & medical centres with bus stop a gentle 50m walk away.

**STYLE** - Two storey brick home with tile roof on a 695m<sup>2</sup> block (approx.) with superbly landscaped gardens and a bush outlook.

**LAYOUT** - Two living areas, immaculately renovated large open plan living/dining and downstairs a huge converted garage ideal for rumpus or guest accommodation (currently set up as 4th bedroom with sitting room), 3 bedrooms (all with BIRs and carpet), generous main bathroom with spa bath, modern laundry with second toilet and separate office space.

**FEATURES** - Contemporary kitchen with stone benches,

**Type** : House  
**Price** : \$ 690,000  
**Land Size** : 695.6 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/winmalee/residential/house/7161062>



**Helen Harris**  
02 4751 8266

[For full version visit the website](https://www.chapmanrealestate.com.au)

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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.

Produced by DIAKRIT

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