



45 Coughlan Road Blaxland NSW

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SITUATION - Built on approx 1017sqm parcel of land in a prestigious & exclusive blue ribbon estate. Extremely desirable setting surrounded by quality homes, within a short drive to Glenbrook village shops, cafes and restaurants. Walk to local high school, bus and bushwalks.

STYLE - Quality single level contemporary residence, beautifully presented and lovingly maintained. With an amazing lifestyle feel, relax by the salt water swimming pool with azure blue water.

LAYOUT - 2 living rooms, 2 dining rooms, 4 bedrooms with built-in robes (hotel style master with ensuite and walk-in), toilet and basin in shed, 2.5 bathrooms overall.

FEATURES - Open-plan kitchen with 900mm gas cooking, ducted reverse cycle air conditioning, gas bayonets, down-lights, alarm, lots of internal storage, fantastic layout with quality feel, great sized, bright and sunny rooms, outdoor entertaining areas, pool, yard, alfresco. Triple

Price : \$ 970,000

Land Size : 1017 sqm

View : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/house/7161121>



Milton Player
02 4739 4311



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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Chapman



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