



## 12 Charles Street Lawson NSW

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**LOCATION** - Two titles with R2 zoning, house on one title vacant second title, dual street access, conveniently situated just 700m to Lawson train station and 300m to bus, close proximity to shops, schools, parks.

**STYLE** - Late 1800's single level home of brick, clad and tile construction with an enormous 458m<sup>2</sup> (approx.) of under roof space, on a usable 1,532m<sup>2</sup> (approx.) block (combined total).

**LAYOUT** - The home has a flexible floor plan and is currently set up as a main home with an office attached. Main home: Multiple sitting/meal areas, open plan living, formal dining, theatre/media room, rumpus room, four bedrooms, three with walk-in robes, two bathrooms, main

**Type** : House  
**Price** : \$ 928,000  
**Building Size** : 458 sqm  
**Land Size** : 1532 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/lawson/residential/house/7161137>



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[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.

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Chapman



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