



### 31 Bowaga Avenue Blaxland NSW

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**LOCATION** - Conveniently located in a peaceful, family friendly and highly sought after pocket of Blaxland, within 1.5km to East Blaxland village and public school, 3.5km to train, handy proximity to Emu Plains & Penrith with a stunning bush aspect to both the front and rear.

**STYLE** - Immaculately renovated single level home of mainly brick construction with tile roof set on a neat, tidy, mostly flat, usable & low maintenance 697m2 (approx) block with stunning outdoor entertaining area in picturesque bush setting with a minimalistic and edgy vibe.

**LAYOUT** - 3 living spaces, spacious open family & dining room drenched in natural light flowing directly out to the exceptional outdoor entertaining area, feature sliding barn door opens into the generous lounge, which wraps around into the home office, 4 bedrooms all with built in robes,

**Type** : House  
**Price** : \$ 1,380,000  
**Land Size** : 696.8 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/house/7161356>

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



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Internal Area : 195 sqm approx.  
External Area : 52 sqm approx.  
Total Area : 247 sqm approx.



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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