



### 34-36 Woodbury Street Woodford NSW

3 2 1

**LOCATION** - Peacefully set backing bush in a popular neighbourhood, 200m stroll to park, easy highway access and within 2.5km of schools, rail and Hazelbrook village.

**STYLE** - Single level home of brick construction with colourbond roof.

**LAYOUT** - Two separate living rooms including formal lounge and open plan family room, casual meals area plus formal dining room, three generous bedrooms all with built in wardrobes and ceiling fans, study, family bathroom and ensuite to main both in great condition.

**FEATURES** - Spacious open plan timber kitchen with breakfast bar and great storage, zoned reverse cycle ducted air conditioning, five ceiling fans, polished blackbutt timber floors, downlights, alarm system, large laundry with 3rd toilet, undercover entertaining verandah overlooking

**Type** : House  
**Price** : \$ 1,000,001  
**Land Size** : 1400 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/woodford/residential/house/7161375>



**Mark Poole**  
02 4751 8266

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

<https://www.chapmanrealestate.com.au>

Internal Area : 218 sqm approx.  
External Area : 28 sqm approx.  
Total Area : 246 sqm approx.



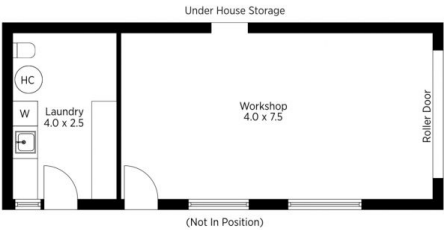
The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely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

Produced by DIAKRIT

34-36 Woodbury Street, Woodford

Chapman

Internal Area : 218 sqm approx.  
External Area : 28 sqm approx.  
Total Area : 246 sqm approx.



Under House Storage

(Not In Position)



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by DIAKRIT

34-36 Woodbury Street, Woodford

Chapman