



## 64 Coolabah Road Valley Heights NSW

4 2 2

**LOCATION** - Set in a quiet and private part of the Lower Blue Mountains, less than 3kms (approx) to vibrant Springwood Village, with easy access to transport corridor and fast trains to the city. Blue Mountains Grammar is only a 1.6km walk.

**STYLE** - Single level, contemporary modern home set on a beautiful 1,180m<sup>2</sup> slice of the Blue Mountains with private bush outlook.

**LAYOUT** - Spacious living room open plan to kitchen and dining, formal living and dining, expansive entertainers deck, four bedrooms, main with resort style ensuite bathroom, family bathroom and double lock up garage.

**FEATURES** - Kitchen with dishwasher and gas cooktop, Reverse cycle ducted air-conditioning, tiled floors, carpet to bedrooms, Amazing raked ceilings flooding the home with

**Type** : House  
**Price** : \$ 1,320,000  
**Land Size** : 1181 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/valley-heights/residential/house/7161410>



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

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64 COOLABAH ROAD, VALLEY HEIGHTS

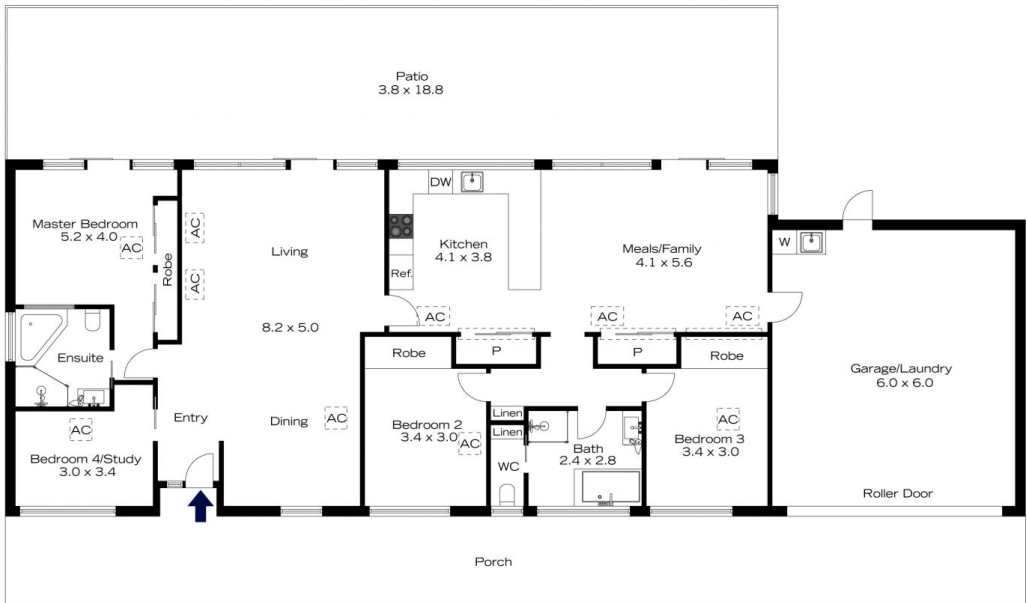


**INTERNAL**  
212 m<sup>2</sup>  
**EXTERNAL**  
128 m<sup>2</sup>  
**TOTAL**  
340 m<sup>2</sup>



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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