

#### 44 Valley Road Hazelbrook NSW

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**LOCATION** - This fantastic address is situated in a quiet pocket of Hazelbrook. Access to public transport is quick and easy, with Hazelbrook Station only 3 minutes by car. School, shops, cafes and take away options are all in close proximity only 2 minutes drive. And beautiful scenic bush walks are available in abundance in this upper Blue Mountains location.

**STYLE** - This cosy 2 bedroom cottage is packed with charm. Enjoy the warm, sunny aspect of this home, which has been freshly painted throughout. There is a fully functioning exposed brick fireplace in the living area, providing warmth through the cooler months. This home features hardwood floors throughout. This character-filled home includes many original fixtures such as the charming windows, and the bathroom is original but in excellent

**Type** : House  
**Price** : \$ 690,000  
**Land Size** : 1212 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/hazelbrook/residential/house/7161427>



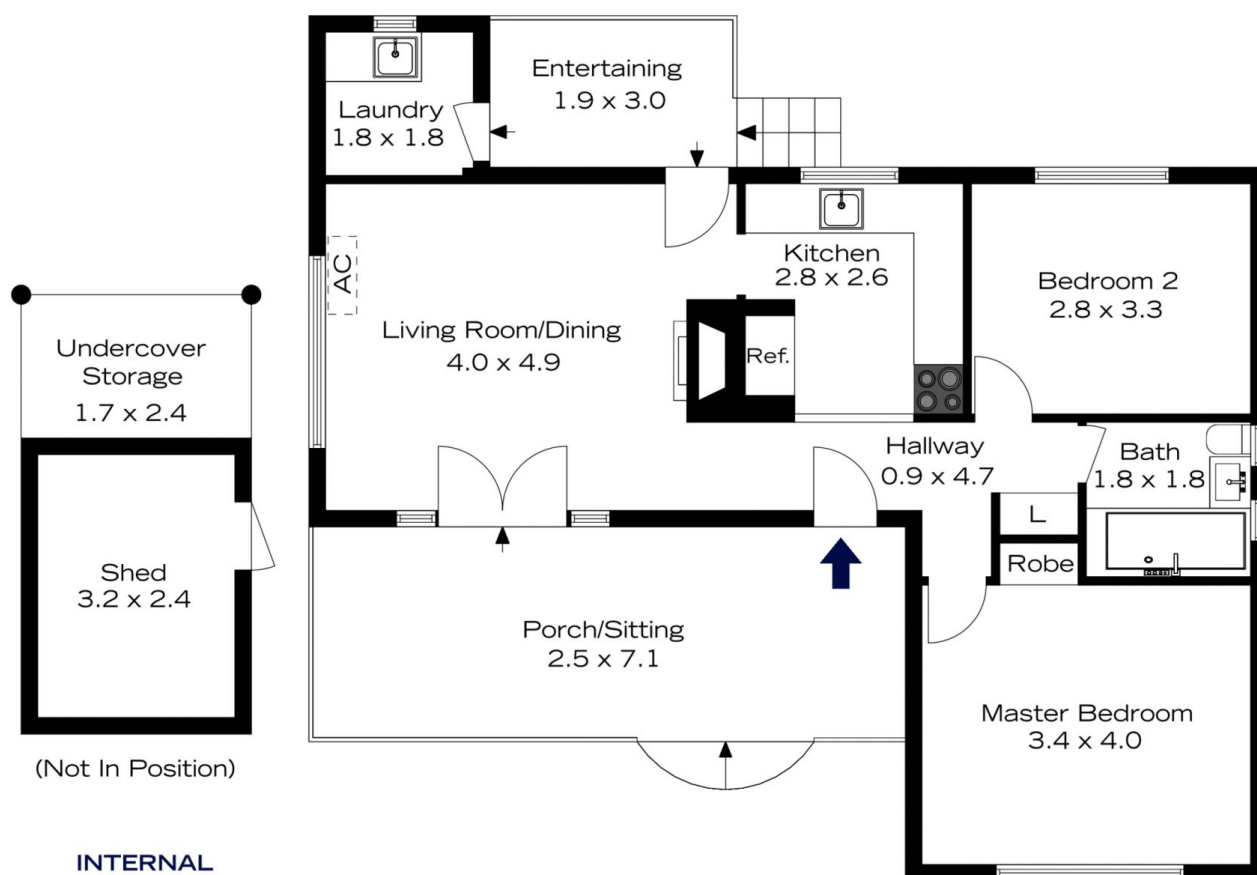
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(Not In Position)

**INTERNAL**  
65 m<sup>2</sup>

**EXTERNAL**  
25 m<sup>2</sup>

**TOTAL**  
90 m<sup>2</sup>

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.



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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.