



### 23 Birdwood Parade Hazelbrook NSW

2 1 1

**LOCATION** - A 650m stroll to Hazelbrook village and within 1km of rail, bushwalks, bowling club and sporting fields, this property is in a convenient and peaceful location.

**STYLE** - Single level clad cottage with colourbond roof.

**LAYOUT** - Two separate living spaces including family room and combined lounge and dining flowing out to rear deck, two nicely presented front bedrooms plus additional room (currently configured as a 3rd bedroom) would also make an ideal home office, beautifully renovated main bathroom.

**FEATURES** - Renovated kitchen with dishwasher, timber benchtops and servery window to family room, gas & electric heating plus reverse cycle A/C, LED downlights, plantation shutters, solar panels, sunny back deck overlooking a nice back garden with 'summer house' studio

**Type** : House  
**Price** : \$ 801,750  
**Land Size** : 1119 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/hazelbrook/residential/house/7161600>

[For full version visit the website](#)



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

23 BIRDWOOD PARADE, HAZELBROOK

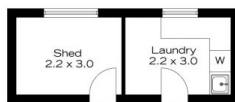


**INTERNAL**  
94 m<sup>2</sup>  
**EXTERNAL**  
32 m<sup>2</sup>  
**TOTAL**  
126 m<sup>2</sup>

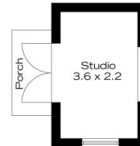


The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely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

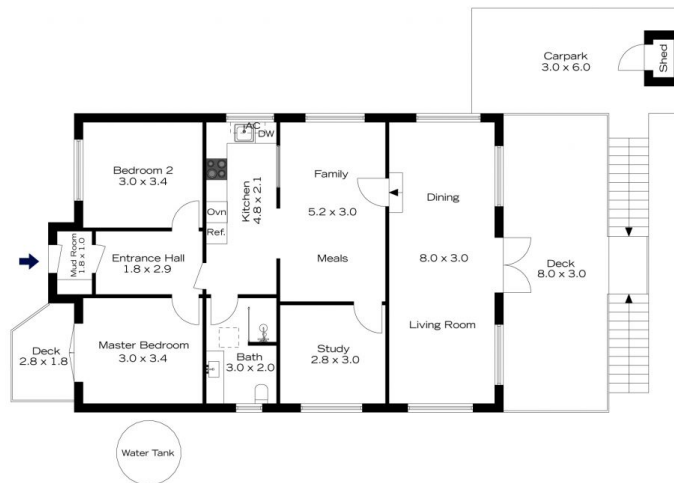
23 BIRDWOOD PARADE, HAZELBROOK



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