



#### 4 Edwin Road Bullaburra NSW

3 1 1

**LOCATION** - Tucked away in a quiet street, surrounded by trees and native wildlife. 1.5km away from train station and bus stop, 2.9km from Lawson village, Lawson Primary, a variety of walking tracks, and off-leash dog park, 6 min drive to Wentworth Falls Village.

**STYLE** - A charming single level cottage, brick and cedar clad construction, high set position a level 736m2 block.

**LAYOUT** - A warm and inviting open plan lounge and dining area, large windows allowing for an abundance of natural light, three generous bedrooms with built ins to the main, looking and overlooking the rear yard, large central timber kitchen, neat and tidy bathroom and separate toilet.

**FEATURES** - Large windows allowing for lots of natural light, with slow combustion fire place, timber floors

**Price** : \$ 780,000  
**Land Size** : 736.8 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/bullaburra/residential/house/7183731>



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# 4 EDWIN ROAD, BULLABURRA

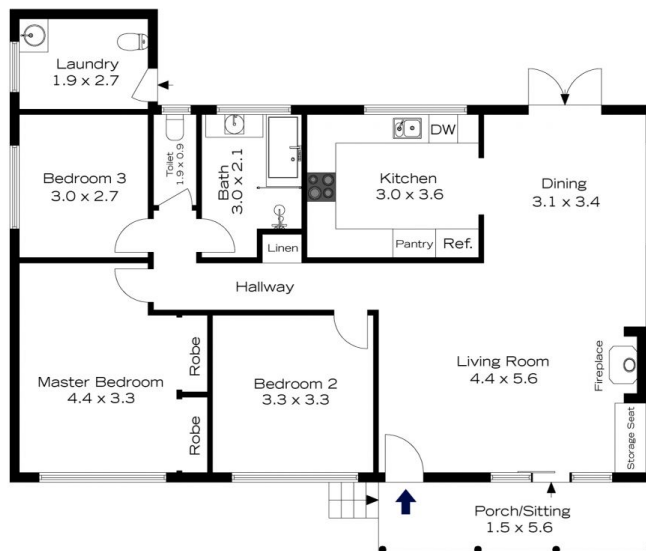


**INTERNAL**  
104 m<sup>2</sup>  
**EXTERNAL**  
9 m<sup>2</sup>  
**TOTAL**  
113 m<sup>2</sup>



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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