



### 45 Tall Timbers Road Winmalee NSW

3 1 1

**LOCATION** - Peacefully set in a quiet pocket of Winmalee, next to reserve.

**STYLE** - Single level brick and tile home positioned privately on a mostly level and established 1372m<sup>2</sup> block of land.

**LAYOUT** - L shape lounge dining, 3 bedrooms, main bathroom with separate bath tub and shower, separate toilet, internal laundry and generous single lock up garage.

**FEATURES** - Original features throughout, immaculate home, galley style kitchen with views over the backyard and bushland, ducted air-conditioning, solar hot water and solar panels, level access all around the home including front, side and rear vehicle access, with only one next door neighbor this home offers privacy and a superb bush view/outlook, established gardens including several citrus, apricot, mango, avocado, bananas, strawberries, fig and more.

**Price** : \$ 818,000

**Land Size** : 1372 sqm

**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/winmalee/residential/house/7274469>



**Jonathan Crisp**  
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45 TALL TIMBERS ROAD, WINMALEE



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

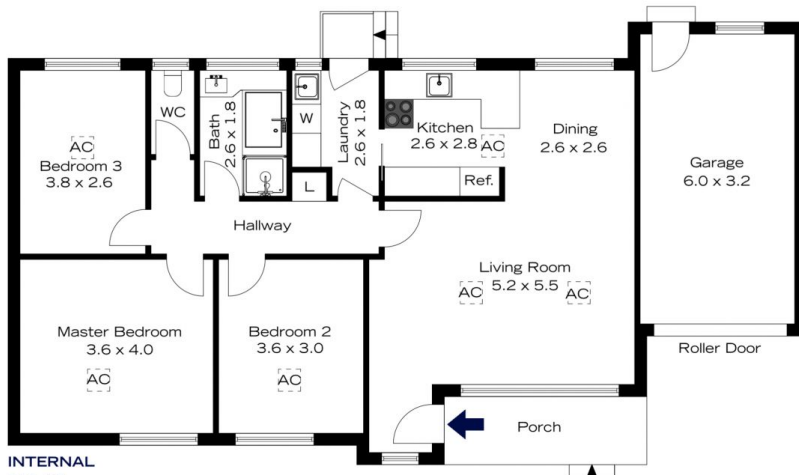
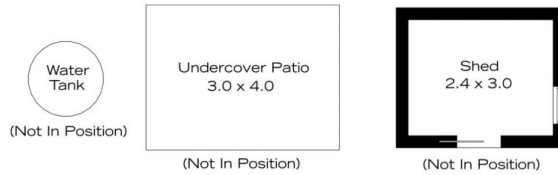
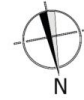
**EXTERNAL**  
7 m<sup>2</sup>

**TOTAL**  
118 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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