



## 12 Sunset Boulevard Winmalee NSW

4 2 2

**LOCATION** - Set on a flat block in a desirable pocket of Winmalee, in close proximity to amenities - 300m to Winmalee village, 500m to Winmalee Public School, 1.5km to Winmalee High School, and just 600m to gorgeous Blue Gum Swamp bike and walking track.

**STYLE** - Well maintained single level home of brick construction and tile roof, on a flat & fully fenced low maintenance block.

**LAYOUT** - Two separate and spacious living areas - large family and dining with bar area drenched in natural light plus more formal lounge and dining, four bedrooms all with built in closets plus great size study with built in storage, updated ensuite to main bedroom and great size family bathroom with skylight and separate toilet.

**FEATURES** - Open kitchen with double sink, dishwasher

**Type** : House  
**Land Size** : 727.2 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/winmalee/residential/house/7293852>

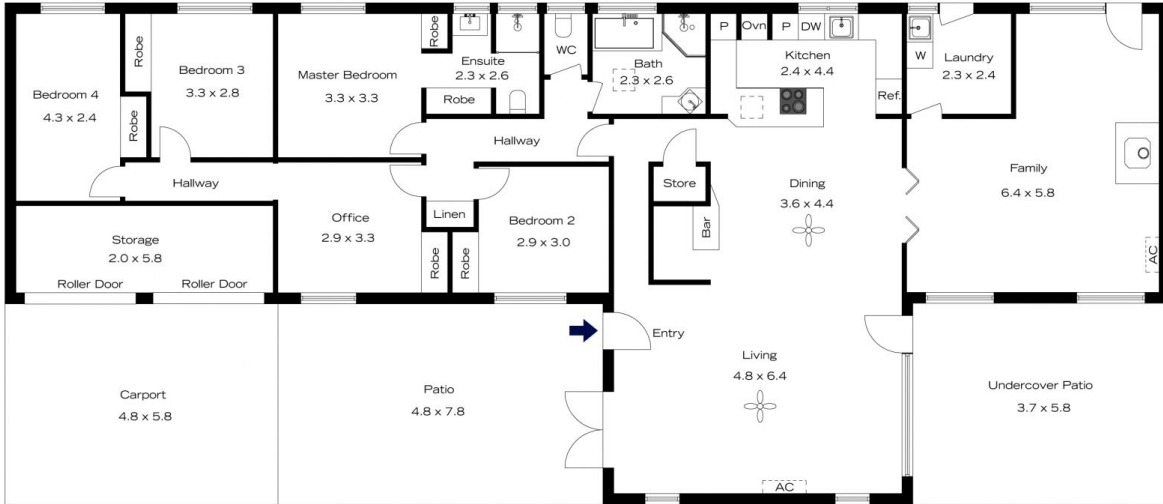


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# 12 SUNSET BOULEVARD, WINMALEE



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

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

**TOTAL**  
309 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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