



## 82 Winbourne Road Hazelbrook NSW

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**LOCATION:** High set on tranquil, established grounds on one of Hazelbrook's most peaceful and desirable community streets. Conveniently located a kilometre from Hazelbrook Village and train station, 450m to bus, close to great schools, day cares, doctors, and with world class bush walking tracks at the end of your street.

**STYLE:** A charming, light-filled traditional Mountains cottage, filled with warmth and character features. Nestled on a private 1486m<sup>2</sup> usable block with established gardens and a park-like Northern outlook.

**LAYOUT:** A spacious home with three generous bedrooms. The main bedroom with walk-in-robe and large ensuite. The second bedroom has a large built-in and ensuite access to a family bathroom with European laundry. The central living room features a new slow combustion

**Price** : \$ 815,000  
**Land Size** : 1486 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/hazelbrook/residential/house/7300909>



**Jonathan Crisp**  
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# 82 WINBOURNE ROAD, HAZELBROOK

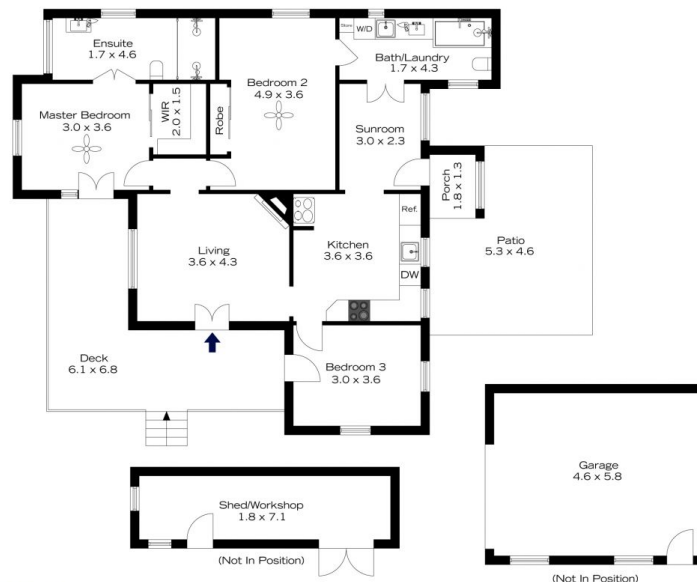


**INTERNAL**  
110 m<sup>2</sup>  
**EXTERNAL**  
48 m<sup>2</sup>  
**TOTAL**  
158 m<sup>2</sup>



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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