



### 180 Railway Parade Warrimoo NSW

3 2 1

**LOCATION** - Nestled down a quiet drive way sits this original home on an incredible 8.5 acres of untouched land - yet offers a convenient location with only 1.2km to Warrimoo Station, short drive to Warrimoo and Blaxland village, local schools, easy access onto the Great Western Highway, amazing bushwalks, close to Warimoo oval, park and private dam.

**STYLE** - Single level brick and tile home positioned privately and takes advantage of its tranquil surroundings.

**LAYOUT** - Offering two separate living spaces including living room, lounge which flows into the sunroom and dining area. 3 great size bedrooms - master with ensuite and all with built in robes. Internal laundry off the kitchen that extends to the undercover entertaining area. Large patio wraps around two sides of the home overlooking the

**Type** : House  
**Price** : \$ 1,400,000  
**Land Size** : 3.44 ha  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/warrimoo/residential/house/7313873>



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# 180 RAILWAY PARADE, WARRIMOO



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

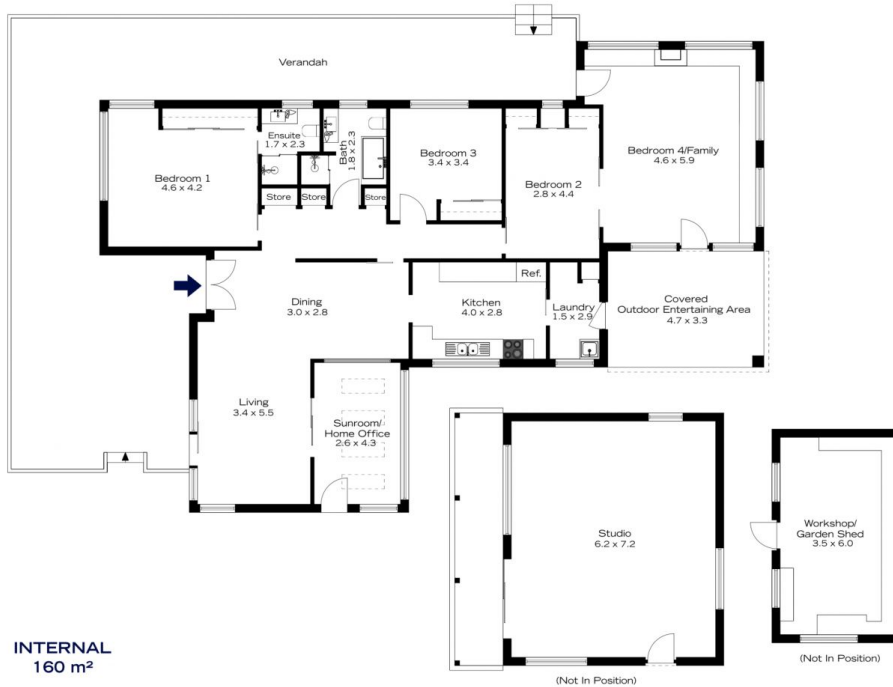
**EXTERNAL**  
111 m<sup>2</sup>

**TOTAL**  
271 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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