

### 347 Great Western Highway Bullaburra NSW

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**LOCATION** - Conveniently located 50m from Bullaburra train station on a service road and just 1.4km from Lawson village offering a variety of cafes, bakery, restaurant, aquatic centre, Primary school, walking tracks, sports ground and off leash dog park.

**STYLE** - High set single level clad cottage with tile roof, positioned on a 341.5m<sup>2</sup> (approx.) block.

**LAYOUT** - Spacious lounge room with stack sliding doors that open to a rear aluminium deck, neat and tidy kitchen with ample storage space, 3 generous bedrooms, renovated central bathroom and external internal laundry with storage and a second toilet.

**FEATURES** - High ceilings throughout, split system AC, newly replace windows and doors to help with acoustics, well established and low maintenance front and rear yard, large garden shed.

**Price** : \$ 552,500  
**Land Size** : 341.5 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/bullaburra/residential/house/7326410>



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# 347 GREAT WESTERN HIGHWAY, BULLABURRA



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

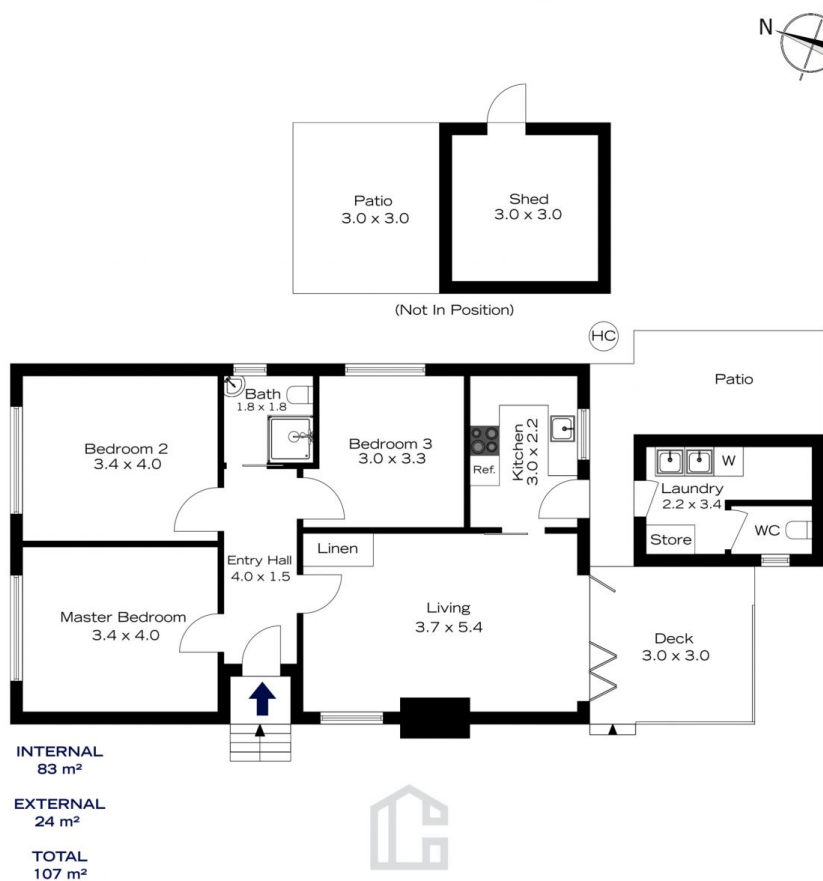
**EXTERNAL**  
24 m<sup>2</sup>

**TOTAL**  
107 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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