



### 37 Kent Street Bullaburra NSW

4 2 2

**LOCATION** - Situated in a quiet street on a large block of 3942m<sup>2</sup> is this desirable home with its private gardens, full of beautiful established plants and local bird life. Conveniently located only 1.2km from the train station and 2.8km from Lawson village with its shops & cafes, in the other direction you are only 4.9km to the village of Wentworth Falls and all the delights it has to offer.

**STYLE** - High end finishes throughout this architecturally designed home with privacy and space as key features.

**LAYOUT** - This ultra-spacious home contains a large living room with full length windows and featuring a wood burning fire, this leads through to a rumpus room with a high raked ceiling and windows to the front and back of the property,

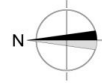
[For full version visit the website](https://www.chapmanrealestate.com.au)

**Type** : House  
**Price** : \$ 1,085,000  
**Land Size** : 3942.76 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/bullaburra/residential/house/7327586>



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## 37 KENT STREET, BULLABURRA

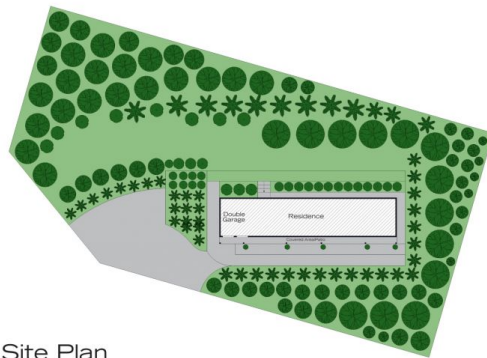
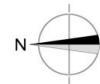


**INTERNAL**  
294 m<sup>2</sup>  
**EXTERNAL**  
49 m<sup>2</sup>  
**TOTAL**  
343 m<sup>2</sup>

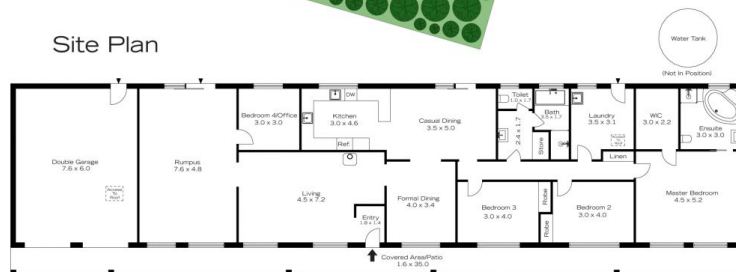


The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

## 37 KENT STREET, BULLABURRA



Site Plan



**INTERNAL**  
294 m<sup>2</sup>  
**EXTERNAL**  
49 m<sup>2</sup>  
**TOTAL**  
343 m<sup>2</sup>



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.