



### 1/44 Old Bathurst Road Blaxland NSW

4 2 2

**LOCATION** - Within 1.1 kms of Blaxland village shops and rail services, and only 120 metres to popular local restaurants, shops and services.

**STYLE** - Over-size 2 storey duplex home (this is the left side) with rendered and weatherboard finish and custom Orb Colorbond roof.

**LAYOUT** - 4 bedrooms in total, master bedroom on ground floor with walk-in robe & en-suite, large open plan living, dining and kitchen, 2nd living/media room, plus family room (3 living in total) and covered outdoor alfresco. 2 car (tandem) lock up garage.

**FEATURES** - State of the art modern inclusions. Gas cooktop, electric oven, polyurethane kitchen cupboards with Essa Stone benchtops, walk-in pantry to kitchen, modern and contemporary bathrooms. Ducted & zoned air-conditioning, fully insulated walls, ceilings and roof, floating timber floors to living areas, carpet to bedrooms.

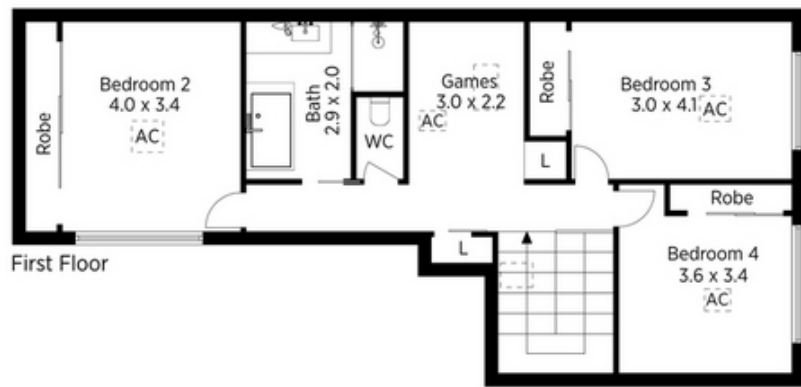
**Price** : \$ 965,000  
**Building Size** : 251 sqm  
**Land Size** : 480 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/semi-detached/7327605>



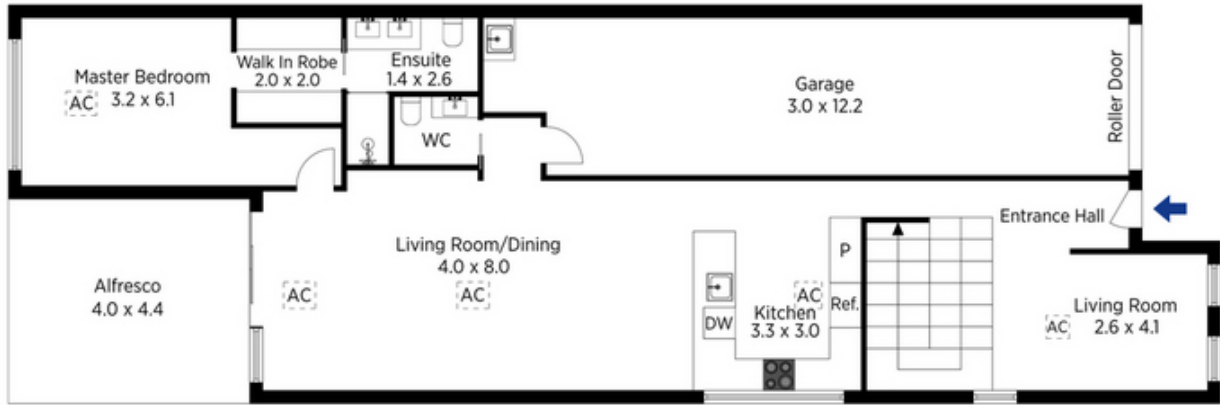
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First Floor



Ground Floor

Water Tank

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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First Floor



Ground Floor

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