



## 42 Winbourne Road Hazelbrook NSW

3 2 1

**LOCATION** - Positioned on a large corner block of approx 1201m<sup>2</sup> in popular family friendly area, within 650m to local shopping village & cafes, 750m to train station, 1.2km to local primary school, with convenient and easy highway access both east and west.

**STYLE** - Single level cottage style clad home on brick foundations with metal roof, requiring full and extensive renovation or complete knock down and rebuild of your dream home.

**LAYOUT** - Two separate living spaces, large lounge room with character features and separate family room area, 3 bedrooms, original main bathroom, small kitchen with rear yard outlook, study nooks and second bathroom/laundry combined.

**FEATURES** - Minimal internal photos available, currently

**Type** : House  
**Price** : \$ 620,000  
**Land Size** : 1201 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/hazelbrook/residential/house/7327692>



**Helen Harris**  
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[For full version visit the website](#)

42 WINBOURNE ROAD, HAZELBROOK



Lower Ground



Ground Floor

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

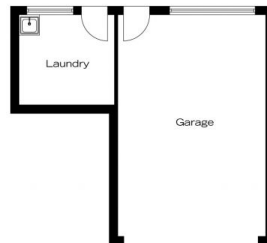
**EXTERNAL**  
3 m<sup>2</sup>

**TOTAL**  
138 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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