



### 32 Sinclair Crescent Wentworth Falls NSW

4 1 3

**LOCATION** - Enjoy the serenity in this sought after location at the edge of the Wentworth Falls lake. Restaurants, cafes, shops and train station are all under 1 km away in the charming village of Wentworth Falls. Multiple schools, including Blue Mountains Grammar are all within a 2km radius. Enjoy a round of golf at the local country club or picnic at the Wentworth Falls lake and park.

**STYLE** - This mountains style single level home was completed in November 2021 by a local builder to an impeccable standard. Weatherboard cladding, federation style tiles, sash windows, high ceilings, feature fireplace, solar panels and battery to list just a few of the many features of this home.

**LAYOUT** - This ultra-spacious home contains a large kitchen and living space at the rear of the property which flows onto a full width covered entertaining area. There is a generous sized laundry off the kitchen with a second

**Price** : \$ 1,270,000  
**Land Size** : 955 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/wentworth-falls/residential/house/7405800>



**Hayley Clifton**  
02 4782 5045

# 32 SINCLAIR CRESCENT, WENTWORTH FALLS



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

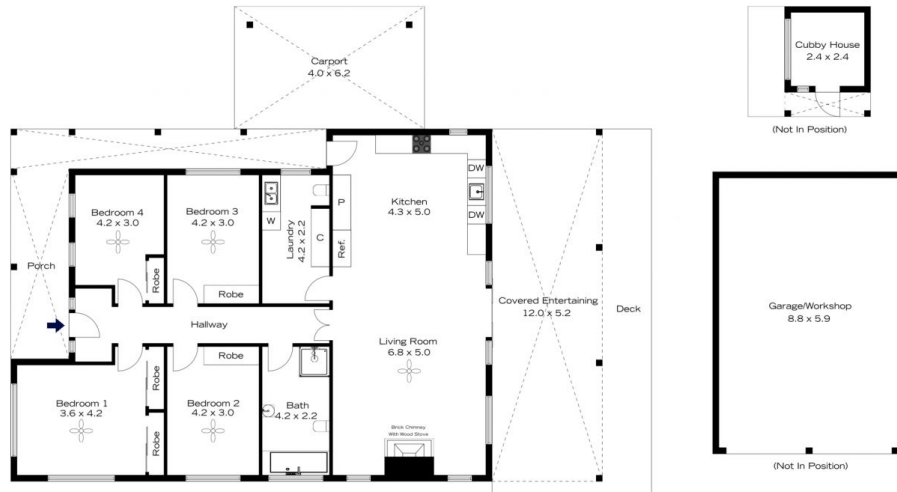
**EXTERNAL**  
112 m<sup>2</sup>

**TOTAL**  
257 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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