



### 1/5 Rusden Road Blaxland NSW

2 2 2

**LOCATION** - Conveniently located within 250m to East Blaxland shops, Blaxland rail is a 1.3km walk & easily access the Great Western Highway to Penrith or the city.

**STYLE** - Stand alone villa, thoughtfully designed by respected architecture firm, Adan Design, these villas are single level & for over 55 living.

**LAYOUT** - Generous living & dining rooms, 2 double bedrooms, main with ensuite & walk in robe, study area, alfresco area, internal laundry & double garage with internal access.

**FEATURES** - Flooded with natural light through skylights and vaulted ceilings, bathroom with floor to ceiling tiles, wall hung vanity, ducted air conditioning LED downlights, stone benches, floating timber floors, carpet to bedrooms, remote garage entry.

Now selling off the plan.

**Price** : \$ 950,000  
**Building Size** : 185 sqm  
**Land Size** : 229 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/villa/7415069>



**Jonathan Crisp**  
02 4751 8266



**Gary Stavrakis**  
02 4751 8266

