



#### 44 Blackbutt Circle Mount Riverview NSW

5 2 2

**LOCATION-** Perfectly placed in one of the most desirable locations in the lower blue mountains. Moments to local parks, shops, childcare, Primary School, bush walks, and sunset views in the distance that can be enjoyed from the property. The location here really is flawless and highly desired by locals.

**STYLE-** Set on the high side of the street on a 697m2 (approx.) block, this spacious brick and Colorbond home has been lovingly maintained so is ready to enjoy as is, or add some of your own touches.

**LAYOUT-** Spacious family home, 5 bedrooms or 4 bedrooms with home office, multiple living zones, and an easy connection from the formal dining to the lounge and

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

**Type** : House  
**Price** : \$ 1,075,000  
**Land Size** : 697 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/mount-riverview/residential/house/7425644>



**Chris Rayner**  
02 4739 6200



**Kate Spence**  
02 4739 6200

44 BLACKBUTT CIRCLE, MOUNT RIVERVIEW



**INTERNAL**  
194 m<sup>2</sup>  
**EXTERNAL**  
81 m<sup>2</sup>  
**TOTAL**  
275 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.

44 BLACKBUTT CIRCLE, MOUNT RIVERVIEW



**INTERNAL**  
194 m<sup>2</sup>  
**EXTERNAL**  
81 m<sup>2</sup>  
**TOTAL**  
275 m<sup>2</sup>



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.