



#### 40 Wallis Street Lawson NSW

3 1 1

**LOCATION** - Situated in a quiet street on a large flat block is this desirable home with a lovely bush outlook. Conveniently located an easy walk only 1.4km from Lawson train station and 1.6km from the local school and Lawson village with all its shops, cafes and the famous Black Cockatoo Bakery. Enjoy the many bushwalks and trails in the neighborhood as well as the Lawson Swim Centre.

**STYLE** - Single level brick home with tile roof sitting on a generous 923m2 approx. block.

**LAYOUT** - From the front entrance the hallway leads to 3 bedrooms all with carpet and built in wardrobes. On the left is a great living/dining room that overlooks the established native front garden. This leads through to the central family kitchen area with wood burning fire and breakfast bar. At

<b>Type</b>	: House
<b>Price</b>	: \$ 760,000
<b>Building Size</b>	: 111 sqm
<b>Land Size</b>	: 928 sqm
<b>View</b>	: <a href="https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/lawson/residential/house/7431759">https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/lawson/residential/house/7431759</a>



**Hayley Clifton**  
02 4792 5945

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

<https://www.chapmanrealestate.com.au>

40 WALLIS STREET, LAWSON NSW 2783, LAWSON



INTERNAL  
134 m<sup>2</sup>

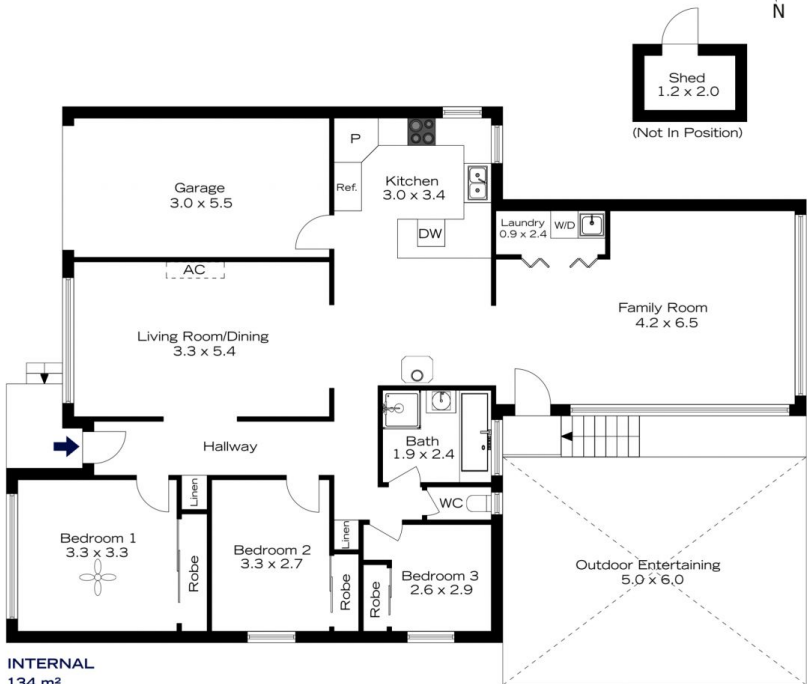
EXTERNAL  
40 m<sup>2</sup>

TOTAL  
174 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.

40 WALLIS STREET, LAWSON NSW 2783, LAWSON



INTERNAL  
134 m<sup>2</sup>

EXTERNAL  
40 m<sup>2</sup>

TOTAL  
174 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.