



### 38 & 38a Western Avenue Blaxland NSW

6 3 1

**LOCATION** - Set amongst green gardens and looking out to the bush beyond this fantastic property is located in a cul-de-sac, with a tranquil bush setting at the end of the street. A lovely quiet pocket of Blaxland, this home is a short distance to shops, cafes, schools and public transport.

**STYLE** - A bright, updated and freshly painted 4 bedroom family brick home plus a separate council approved brick 2 bedroom self-contained townhouse type unit with separate electricity metering, surrounded by lovely gardens and greenery.

**LAYOUT** - The main residence, number 38, at the front of the block, starts with a lovely balcony to sit and enjoy the

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

**Type** : House  
**Price** : \$ 1,025,000  
**Land Size** : 646 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/house/7512404>

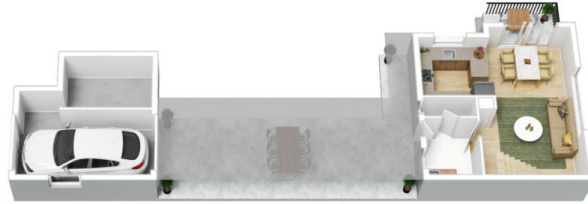


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# 38 WESTERN AVENUE, BLAXLAND



Lower Ground Floor



Ground Floor

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

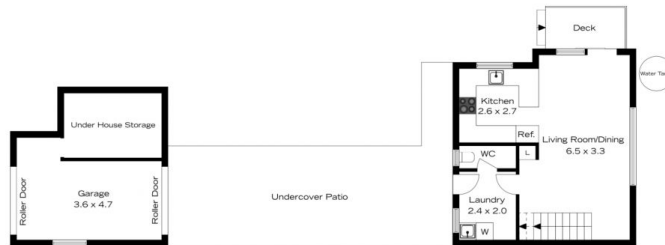
**EXTERNAL**  
80 m<sup>2</sup>

**TOTAL**  
328 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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