



#### 49 Bridge Road Blaxland NSW

4 2 2

**LOCATION** - Nestled in a leafy sought after pocket of Blaxland on a flat approx. 923sqm parcel of land, this beautiful family home offers convenience with local amenities, shops, cafes, restaurants, park, school, rail and bus all within an approx. 1.3km walk, and with direct access to Florabella Pass walking trail at the end of the street.

**STYLE** - Immaculate, fully renovated, single storey clad cottage with colorbond roof privately set back from the street, offering gorgeous bush views the moment you walk through the front door.

**LAYOUT** - 2 living rooms - living flowing seamlessly onto the covered alfresco area with outdoor kitchen and cosy family/study, dining, 4 bedrooms all with built-in-robcs, primary with generous ensuite with dual shower and

**Type** : House  
**Price** : \$ 1,340,000  
**Land Size** : 923.2 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/house/7728901>



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49 BRIDGE ROAD, BLAXLAND



INTERNAL  
150 m<sup>2</sup>

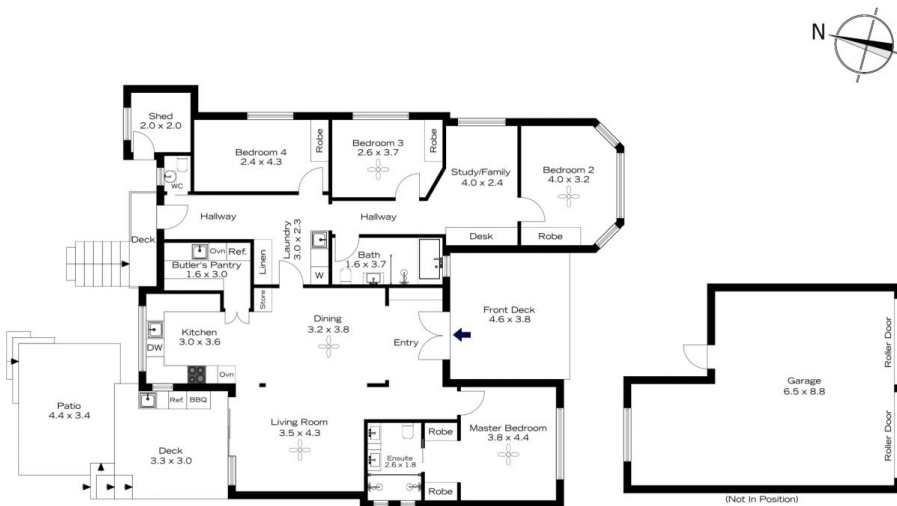
EXTERNAL  
47 m<sup>2</sup>

TOTAL  
197 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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