



### 9 Grahame Street Blaxland NSW

3 1 1

**LOCATION** - Sitting in an ever popular pocket of Blaxland amongst a lovely grassed block of approx. 589sqm this home is conveniently situated within 250m of the bus stop, 750m to the conveniences of Brooklands Village and 1.5km to Blaxland Shopping Village and train station.

**STYLE** - A light and airy 3 bedroom home with high ceilings throughout. Solid double brick construction, rendered and painted internally, with Colourbond roof overhead.

**LAYOUT** - A well planned design, with living, dining and kitchen occupying one end of the home and the family bathroom and 3 great sized bedrooms positioned down the hallway. The spacious carpeted living area upon entry leads through to the tiled dining room, which provides access to the rear yard, and further on to the updated kitchen. The 3 carpeted bedrooms are well set with the main privately sitting at the end of the hallway. The single carport provides cover right to the front door entry and side access gates to the backyard is an advantage.

**FEATURES** - The high ceilings and large windows throughout the home create a spacious and bright atmosphere and the split system reverse cycle air conditioning in the living space provide climatic comfort. The bathroom has been renovated and offers modern tiling and separate bath and shower. The large, level grassed yard offers a handy garden shed and is fully fenced, with

**Type** : House  
**Price** : \$ 761,000  
**Land Size** : 617 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/house/7729474>



**Kate Spence**  
02 4739 6200

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