



#### 4 Souter Avenue Wentworth Falls NSW

4 3 2

**LOCATION** - Enjoy the serenity in this private and quiet cul-de-sac location. Restaurants, cafes, shops and train station are all approx. 1.1 km away in the charming village of Wentworth Falls. Multiple schools, including Blue Mountains Grammar are all within a 2km radius. Enjoy a round of golf at the local country club or picnic at the Wentworth Falls lake and park.

**STYLE** - This stylish four bedroom, three bathroom weatherboard mountain home with upstairs parents retreat was built in 2006 with quality fittings and finishes and is fully insulated.

**LAYOUT** - From the covered porch you enter into this welcoming and comfortable home with its stylish paneling, plantation shutters and wooden floors. The generous formal living at the front leads through to the informal living,

**Type** : House  
**Price** : \$ 1,480,000  
**Land Size** : 919 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/wentworth-falls/residential/house/7734681>

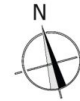


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# 4 SOUTER AVE, WENTWORTH FALLS



1st Floor

Ground Floor

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

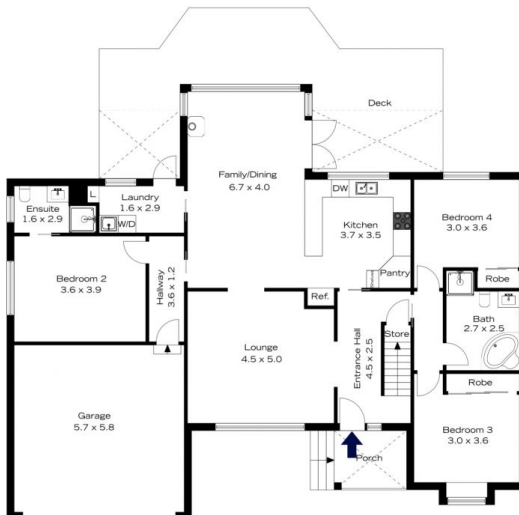
**EXTERNAL**  
49 m<sup>2</sup>

**TOTAL**  
269 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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