



### 12/10 Ferndale Avenue Blaxland NSW

3 2 2

**LOCATION** - Privately set in the highly sought after and secure Ferndale complex, offering close and convenient access to East Blaxland shops & public transport. There is a hairdresser, butcher, convenience store, take away options, coffee shop, petrol station and more just minutes from your doorstep. Whilst you embrace the serenity this home relishes in Blaxland Train Station is only approx. 2km away, the bus stop approx. 240m and Penrith CBD, Nepean Hospital and Nepean River Regatta Park within 11km drive away.

**STYLE** - This stunning freestanding villa is the perfect downsizer, without a big compromise, to continue (or to start) enjoying the lifestyle the lower Blue Mountains offers. Meticulously maintained, this freshly painted, single level

**Type** : Villa  
**Price** : \$ 1,310,000  
**Land Size** : 390 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/villa/7843746>



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# 12/10 FERNDALE AVENUE, BLAXLAND



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

**EXTERNAL**  
31 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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