

## 2 Statham Avenue Falconbridge NSW

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**LOCATION** - Situated on the high side of the street, 400m to public school, 650m to sports & aquatic centre, within 900m of high school and popular Buttenshaw Park and a mere 200m to nearest bus.

**STYLE** - Much loved single level clad cottage with tile roof on landscaped approx 740m<sup>2</sup> block with fully enclosed backyard.

**LAYOUT** - Large open family living area, three bedrooms all with robes, three way bathroom, easy undercover access to good size external laundry and beautiful north facing back verandah.

**FEATURES** - Central kitchen with tile splash back, electric oven, gas cook top, dishwasher and walk in pantry, reverse cycle AC, ducted Ventis air circulation system, water tanks, storage shed, two driveways allowing for off street parking

**Type** : House  
**Price** : \$ 800,000  
**Land Size** : 739.8 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/falconbridge/residential/house/7907331>

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2 STATHAM AVENUE, FAULCONBRIDGE



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

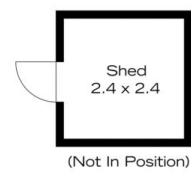
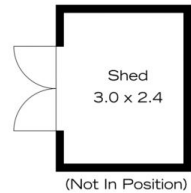
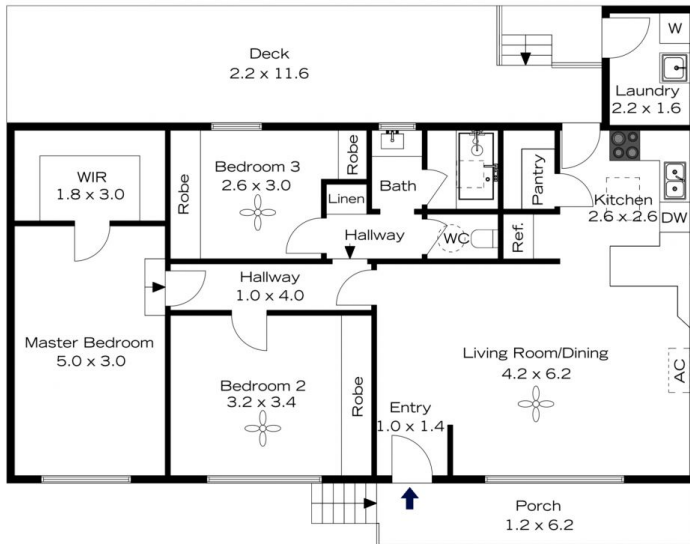
**EXTERNAL**  
36 m<sup>2</sup>

**TOTAL**  
132 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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