



#### 42 Great Western Highway Wentworth Falls NSW

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**LOCATION** - Set well back on the block this family home is accessible from the service road off the Great Western Highway. Enjoy the lovely village of Wentworth Falls only 2.0km away with all its cafes, shops and easy access to the train station or the local bus stop is at your doorstep. A choice of schools all under 2.4km.

**STYLE** - This substantial two level double brick, 4 bedroom residence offers a unique and flexible floorplan on a 740sqm block.

**LAYOUT** - Upon entering you are met with a generous full height hallway and staircase. With room for a study nook under the stairs or storage. The ground floor consists of family/living room, kitchen, laundry, linen cupboard, bathroom with shower and bath and two bedrooms. Heading up the staircase from the light filled hallway the

**Type** : House  
**Price** : \$ 770,000  
**Land Size** : 740 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/wentworth-falls/residential/house/7917006>

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

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## 42 GREAT WESTERN HIGHWAY, WENTWORTH FALLS



Basement

Ground Floor



First Floor

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

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

**TOTAL**  
236 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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