



## 5 Hume Avenue Wentworth Falls NSW

4 3 2

**LOCATION** - Perfectly positioned in the heart of Wentworth Falls, a short 450m (approx) stroll to the village with its cafes, restaurants, shops, hotel, bus and train station, and within walking distance to local parks, bushwalks, picturesque lookouts, primary & high schools and the lake. With quick and easy access to the highway, its ultra-convenient location is sought but rarely found.

**STYLE** - Tucked away down a tree lined street and privately set on an enormous approx. 2,666sqm of subdivision approved land, this circa 1879 north facing, high-set, single level Victorian cottage is steeped in local history and embodies everything you love about mountains living.

**LAYOUT** - Its garden path and wide bullnose veranda invite you in to two king sized bedrooms with fireplaces, primary with ensuite, through to the formal lounge and dining, each with the own fireplace, 3rd bedroom with built-in robe,

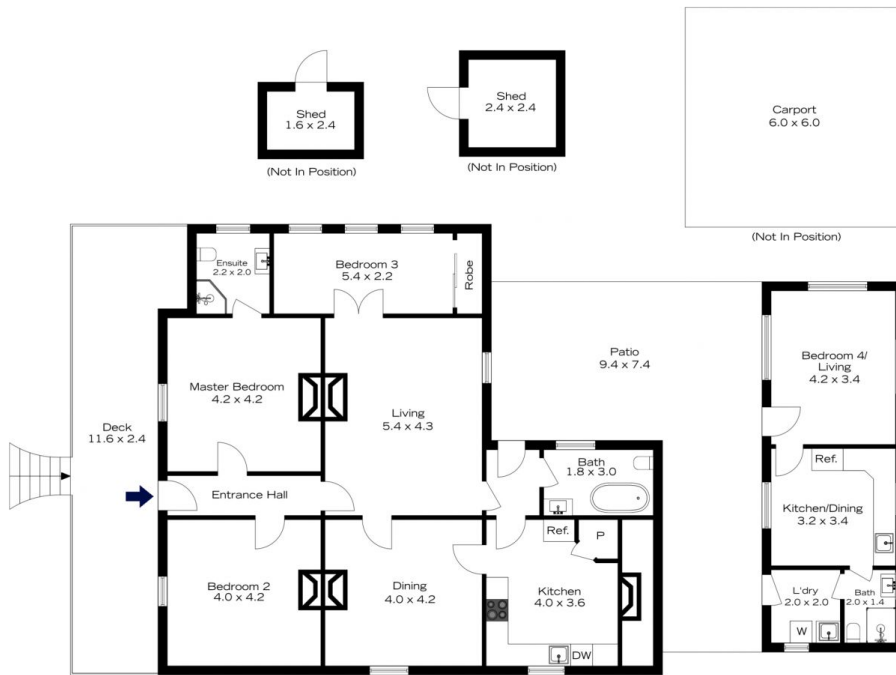
<b>Price</b>	: Expressions of Interest
<b>Building Size</b>	: 239 sqm
<b>Land Size</b>	: 2666 sqm
<b>View</b>	: <a href="https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/wentworth-falls/residential/house/8068350">https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/wentworth-falls/residential/house/8068350</a>



**Glen Power**  
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# 5 HUME AVENUE, WENTWORTH FALLS



INTERNAL  
160 m<sup>2</sup>

EXTERNAL  
79 m<sup>2</sup>

TOTAL  
239 m<sup>2</sup>



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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