



#### 4 Rickard Road Warrimoo NSW

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**LOCATION** - Nestled on an expansive block of approximately 1094sqm in the lower Blue Mountains. Enjoy close proximity to both bus and rail services, local shops, tennis courts, bike/walking trails, oval and Wycliffe Christian School.

**STYLE** - Single level character cottage surrounded by an "edible" garden. Discover kiwi fruit, golden elm, lillipillies, nectarine, oranges, avocado, lemon, banana tree, cherry tree, bay tree, and much more. Relax on the outdoor covered deck and absorb the serene & uplifting bush outlook or entertain loved ones with a slow lunch on the Tuscan inspired garden patio.

**LAYOUT** - Two separate living rooms, dining room, four bedrooms, laundry, two bathrooms (second bathroom combined with laundry).

**Type** : House  
**Price** : \$ 1,051,500  
**Land Size** : 1094 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/warrimoo/residential/house/8131363>



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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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.