

**12 FAIRLOP ROAD,  
MEDLOW BATH, NSW 2780**

 2  2  5  735M<sup>2</sup>



agent  
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# THE PERFECT COTTAGE WITH STUDIO & STUNNING BUSHLAND BACKDROP

Nestled in a peaceful setting with only one adjoining neighbour, with WaterNSW land to the side and at your back doorstep, this is a rare opportunity to embrace the ultimate mountains' lifestyle.



Located less than 1km to Medlow Bath train station and the local Pot Belly Cafe for the morning catch-up with locals, and a short drive to the iconic Hydro Majestic for high tea and spectacular views.

Perfectly capturing the charm and tranquillity of the Blue Mountains, this **beautifully renovated two bedroom cottage** offers the ideal blend of character, comfort and privacy. Lovingly and completely renovated throughout, the home is warm, inviting and ready to enjoy. The light filled **open plan living/ dining** area is made cosy by a slow combustion wood fire, and kept energy efficient with insulated walls and ceiling. A **thoughtfully designed kitchen** offers generous bench space and abundant storage for every cooking enthusiast's needs.



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Beyond this cosy interior, one is drawn outside to the **covered rear verandah**, the perfect space to unwind, while overlooking the natural bushland setting, where birdsong and serenity become part of daily life.

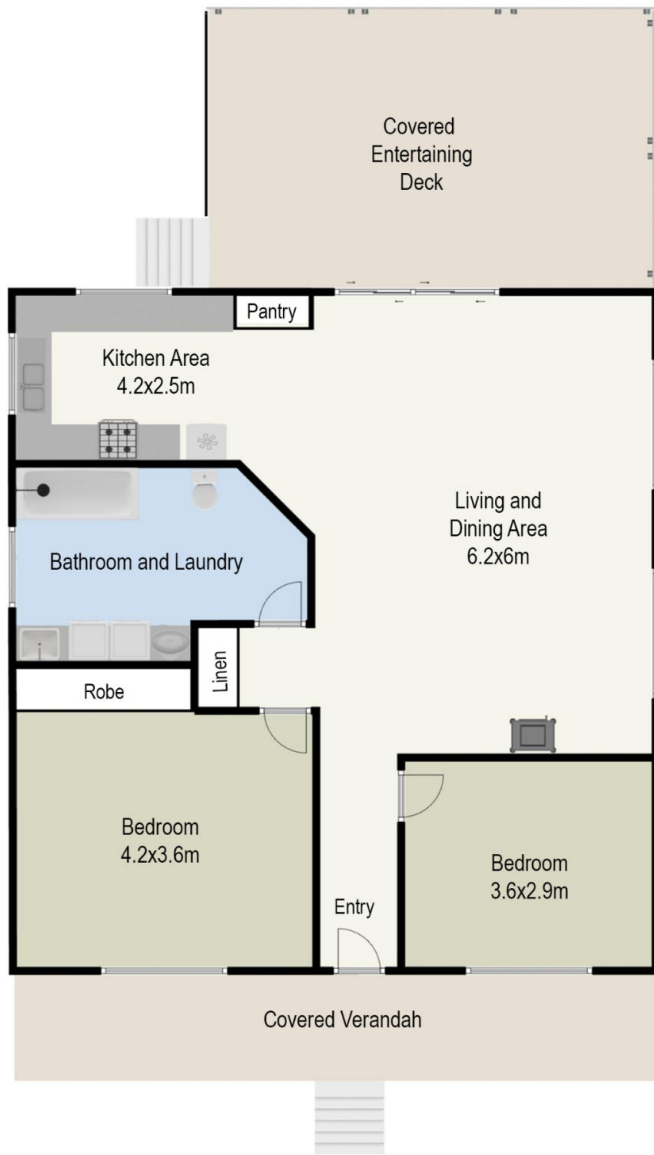
Adding exceptional versatility is the **separate 'Urban Caves' studio**, complete with its own bathroom and currently operating as a successful home business. It provides endless possibilities as a home office, creative studio, guest accommodation or continued commercial use (STCA).

Set amongst beautifully landscaped gardens, the fully fenced property offers exceptional privacy and ample off-street parking for multiple vehicles, including caravans, RVs and trailers.

## FEATURES INCLUDE:

- Slow-combustion wood fireplace
- Electric cooking, heating & water
- Fully renovated
- Attic storage space
- Covered rear verandah overlooking natural bushland
- Separate 'Urban Caves' studio with bathroom
- 3x3m garden shed
- Landscaped, fully fenced block
- Parking for multiple vehicles, caravans, trailers and RVs
- Exceptional privacy with only one adjoining neighbour
- 735 m<sup>2</sup> block (approx.)





All measurements are approximate.  
For illustrative purposes only.



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