

**14 DALRYMPLE AVENUE,
WENTWORTH FALLS, NSW 2782**

 3  1  2  1,068M²



agent
blue





PRIVATE AND PERFECT

Situated in a peaceful cul-de-sac location, in close proximity to Wentworth Falls village, with train and bus only a short walk away.



Within easy reach are Wentworth Falls Public School, Preschool, and Blue Mountains Grammar, making it an ideal spot for families. Nearby, enjoy leisurely walks along popular tracks or relax at Wentworth Falls lake and picnic grounds; a local hotspot on weekends.

You'll be delighted to discover this well loved, brick and tile, well maintained **three bedroom** home, has everything you need, and nothing to do, except start enjoying. The home also includes a **large tandem garage** that can easily convert to **studio/workshop space**, creating the perfect recluse for larger families or the hobbyists.

Fronted by an established hedge, the property provides complete privacy, while the expansive, fully fenced, sun drenched backyard, dotted with mature plantings, provides the perfect opportunity for keen gardeners.

The real gem here however, is the location. Given its proximity to town and amenities, this property sits in a peacefully quiet, cul-de-sac pocket, with no through traffic.



FEATURES INCLUDE:

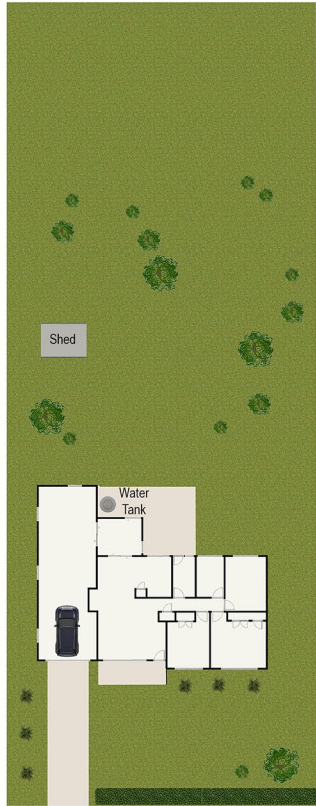
- New fence
- Fresh paint
- Combustion fireplace for cosy winters
- Mud room
- Workspace
- Garden shed
- Garage
- 1068 sqm block

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All measurements are approximate. For illustrative purposes only.



Site Plan (not to scale)



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