

3 Nelson Avenue Wentworth Falls, NSW



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## CONVENIENT MOUNTAIN COTTAGE

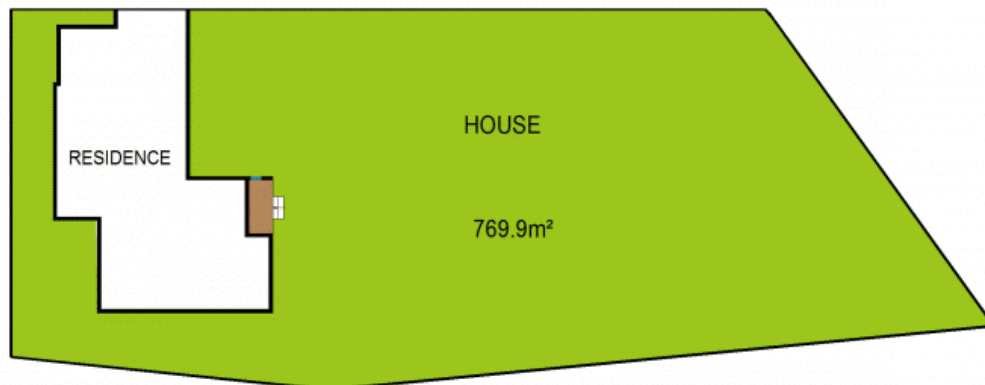
Conveniently located within easy reach of the village, this two bedroom mountain cottage has been updated throughout and would make a terrific first home, investment property or a weekender to escape the hustle and bustle of the city on 769.9sqm of land.

The two great sized bedrooms feature brand new carpeting and are serviced by an updated bathroom while an internal laundry, single garage with storage space and an outdoor entertaining area complete this lovely package.

Ideally located approximately 900 metres to the Wentworth Falls village which includes great eateries, shops and the city train, as wel

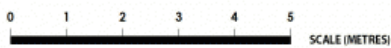
**Council Rates:** \$3,000.00/year (approx)

**Water Rates:** \$175.00 p/q



SITE PLAN (NOT TO SCALE)

APPROX : GROSS INTERNAL AREA :- 106 SQM  
APPROX : GROSS EXTERNAL AREA :- 4 SQM



All information contained herein is gathered from sources we believe to be reliable.  
We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries



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