



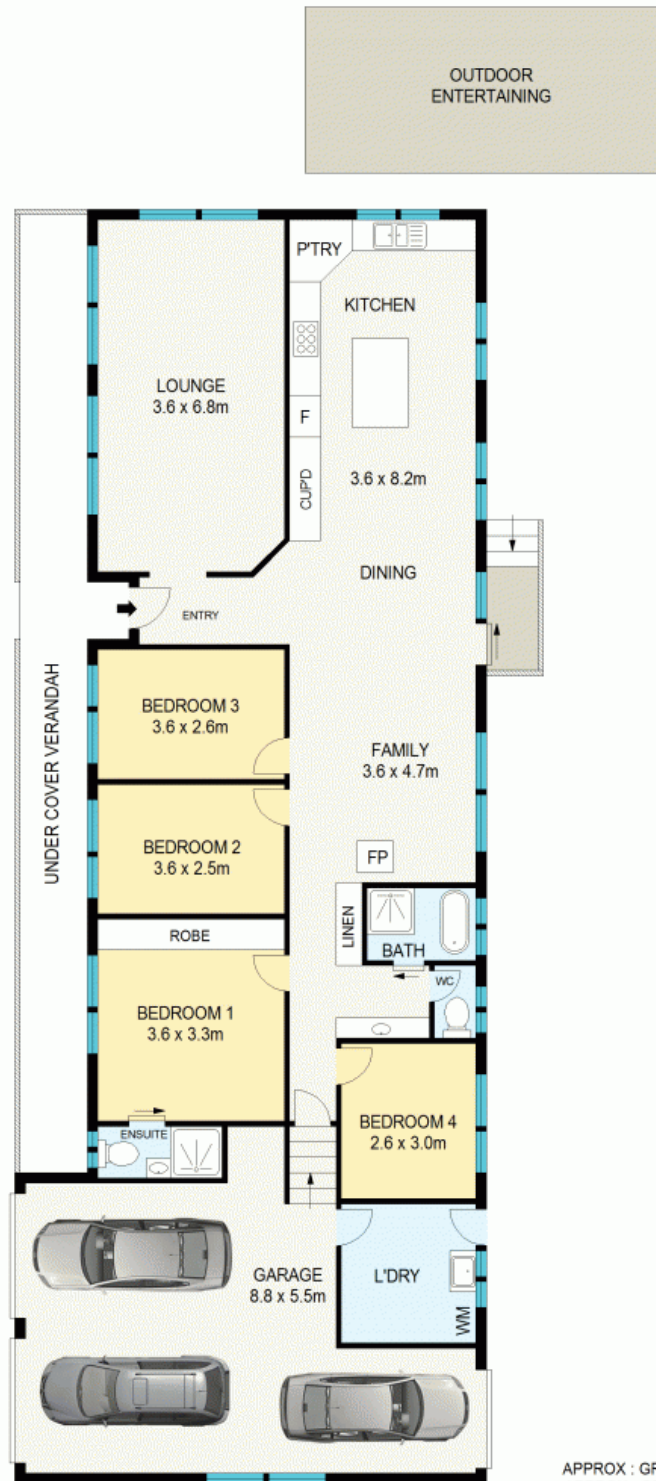
STUNNING HOME ON A LARGE CORNER BLOCK

Perfectly positioned behind charming established hedging and trees on a fabulous corner block of 1,330sqm, this beautiful single level home is ready for you to simply move into and enjoy. With an impressively wide frontage and a modern yet classic style with it's neutral colour scheme and long front verandah, this home is sure to impress even the most fussy buyer.

Upon entry you'll instantly feel at home with high ceilings, abundant natural light and a gorgeous neutral colour palette which allows you to easily incorporate your own style. Capturing the northern light and looking out over the charming garden and verandah, the formal lounge room is ideally located off the entrance and features lovely carpeting, an already installed wall mounted tv bracket to get ready for movie nights in and a gas bayonet for heating. Perfect for families and those who

Council Rates: \$175.00 p/q

Water Rates: \$2,200.00/year (approx)



APPROX : GROSS INTERNAL AREA :- 183 SQM
APPROX : GROSS EXTERNAL AREA :- 22 SQM

GROUND FLOOR



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



34 Cook Road

Wentworth falls

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