

7 Yanko Avenue Wentworth Falls, NSW



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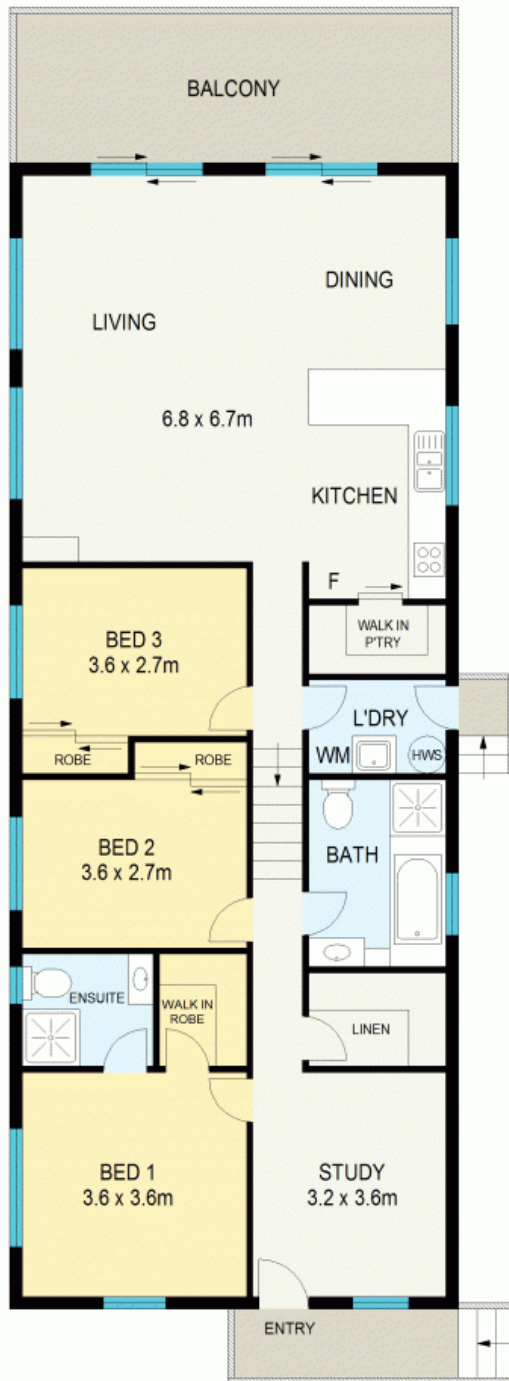
## Near New Home on 2883m2

Enjoying a sunny east-facing aspect, this immaculate family home boasts a terrific floor plan design that takes full advantage of the rear deck area. The interior is bright and contemporary, featuring an open plan living area and modern kitchen with stainless steel appliances and a washing machine in the laundry. The upper-level master bedroom incorporates ensuite and built in robe.

- ? Three double bedrooms, with built-in wardrobes
- ? Slow combustion fireplace plus air conditioning
- ? Close to local schools, golf course, trains & shops

**Council Rates:** \$1,900.00/year (approx)

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



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



SITE PLAN (NOT TO SCALE)

APPROX : GROSS INTERNAL AREA :- 122 SQM  
APPROX : GROSS EXTERNAL AREA :- 21 SQM



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