

109 Waratah Road Wentworth Falls, NSW



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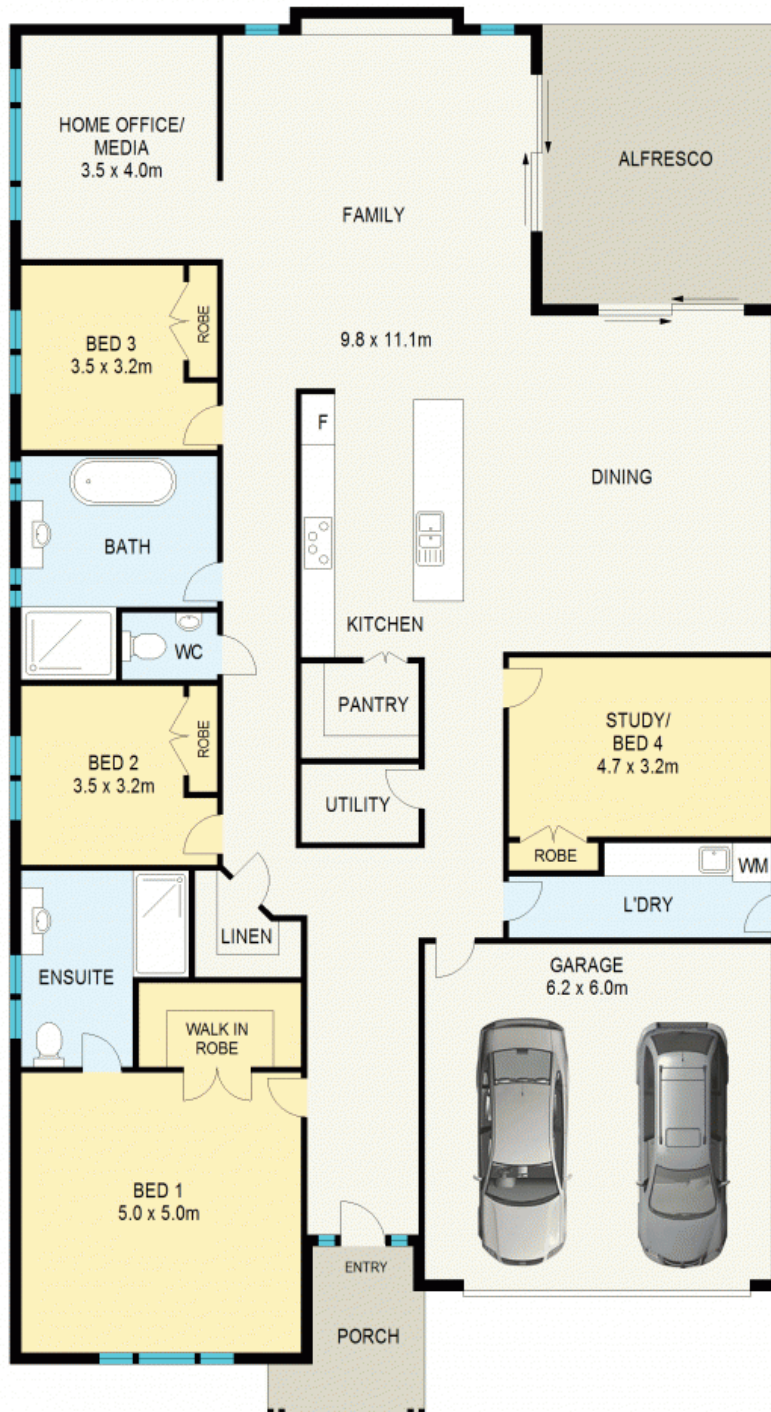
## LUXURY LEVEL LIVING ON 1,753m2

Privately positioned within a highly regarded pocket of Wentworth Falls by the Golf Course, this near-new residence of quality inclusions and timeless style provides luxurious living within a single level layout designed for the modern day lifestyle. You will be immediately impressed upon entering the home with its wide formal entrance, warm bamboo flooring and a neutral colour scheme.

Providing the perfect blend of functionality and style, the stunning open plan lounge and dining room features a gas log fireplace for cozy nights in and glass stacking doors opening the space out to the alfresco dining, allowing for effortless entertaining with family and friends all year-round. Positioned perfectly in the home is the stylish open plan kitchen which enjoys quality inclusions such as stone bench tops, stainless steel appliances, a walk-in pantry, and a large island which i

**Council Rates:** \$704.00 p/q

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



GROUND FLOOR

APPROX : GROSS INTERNAL AREA :- 282 SQM  
APPROX : GROSS EXTERNAL AREA :- 28 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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