

3 Toulon Avenue Wentworth Falls, NSW



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## BEAUTIFUL MOUNTAIN HOME WITH VIEWS

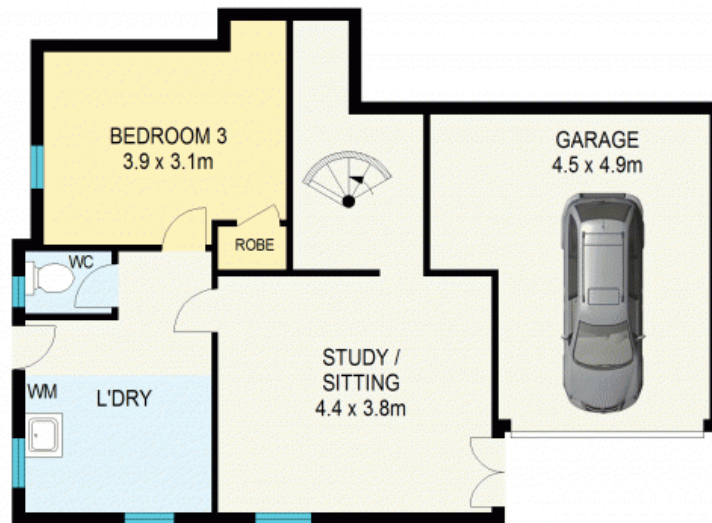
With an elevated position capturing stunning views to the east, this timeless double brick home is filled with old world character and charm, set amongst beautiful established gardens on a great block of approximately 1,707sqm in an unbeatable location.

**Council Rates:** \$3,400.00/year (approx)

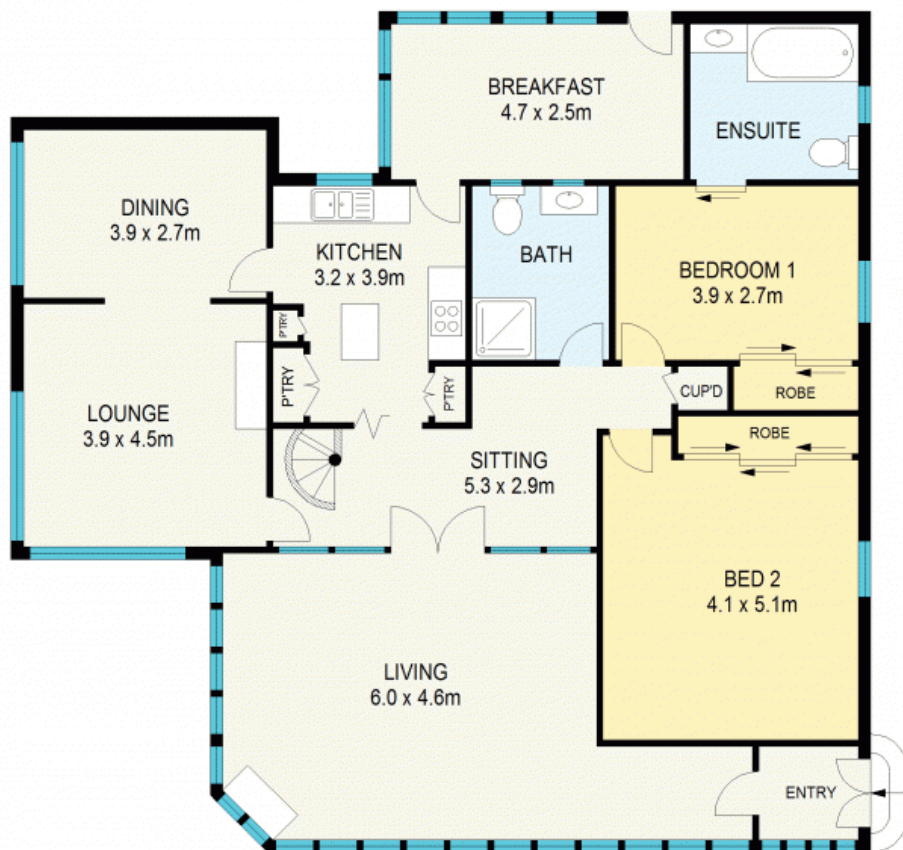
**Water Rates:** \$175.00 p/q

The lower level of the home is accessed via an internal staircase and features the third bedroom, an additional sitting room and a laundry room with a separate toilet, all of which would make the perfect work from home space, or with some adjustments a potential studio on its own as an Airbnb or personal guest retreat. Other noteworthy features of the residence include gas central heating and air condi





LOWER LEVEL



ENTRY LEVEL

APPROX : GROSS INTERNAL AREA :- 219 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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