



## LIGHT FILLED LEVEL HOME AND STUDIO

Perfectly positioned behind charming established gardens and an idyllic picket fence, this lovely single level brick home with a self-contained garden studio is ready for you to simply move in and enjoy. With a sunny front verandah, wonderful levels of privacy, multiple living areas within a flexible layout and an easy-care construction, this home is sure to impress.

**Council Rates:** \$525.00 p/q

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

Perfect for families and those who like to entertain in comfort, the open plan living and dining room off the kitchen features reverse cycle air conditioning, a slow combustion fireplace and lovely big windows that allow you to look out over the garden, all leading out to the spacious alfresco dining and level backyard through French doors. Ideally positioned by the open plan living and dining area, th



GROUND LEVEL

APPROX : GROSS INTERNAL AREA :- 184 SQM  
APPROX : GROSS EXTERNAL AREA :- 73 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



7 Lawson View Parade

Wentworth falls

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