



## GORGEOUS CHARACTER CLOSE TO THE VILLAGE

Privately nestled amongst stunning established greenery on the high side of a wide, tree-lined street and perfectly located just 250 metres to the village, this charming light-filled home is set on 826.47sqm of beautiful land with an impressive 22 metre frontage.

Already in the perfect position towards the rear, the open plan kitchen with its old fuel stove and spacious dining room is the heart of the home and provides a great layout which is easy to work with for your dream kitchen ideas, or simply enjoy as is. Soaking up the northern light and the lush green scenery, the lounge room is adjacent to the kitchen and features a gas log fireplace for the coming cooler months. There is a spacious sunroom which also serves as the homes entrance, taking in the tranquil outlook and light through floor to ceiling glass which will never cease to

**Council Rates:** \$2,285.00/year (approx)

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



### 3 HUME AVENUE, WENTWORTH FALLS

This floor plan and/or site plan is an approximation for illustration purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Interested parties should confirm measurements by their own means.

