



## "MELROSE" - PRETTY AS A PICTURE

Charmingly positioned amongst beautiful established gardens within a highly regarded pocket of Wentworth Falls, this gorgeous weatherboard home of timeless style provides luxurious living within a single level layout which has been designed for the modern day lifestyle, all on a generous 1,720sqm of usable land.

Upon entering the home, you will be immediately impressed by the neutral colour palette, abundant natural light throughout and beautiful garden views from every room. Providing the perfect blend of functionality and style whilst taking advantage of the northern aspect, the stunning open plan lounge and dining room with it's soaring high ceilings features a slow combustion fireplace for warmth on those cozy nights in and French doors which open out to the spacious covered patio, allowing for effortless entertaining with family and friends all year round. The stylish and elegant

**Council Rates:** \$2,700.00 p/q

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



## 65 VALLEY ROAD, 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.

