



## 16 Angophora Place Valley Heights NSW

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**LOCATION:** Set in a whisper quiet cul de sac with a breathtaking bush outlook, yet less than 1km to rail and just 2.5km to the amenity of Springwood village.

**STYLE:** Elevated home of brick construction and colorbond roof sitting on a 999.5m<sup>2</sup> approx block, maintained by the original owners and offered for the first time now.

**LAYOUT:** Two separate and spacious living areas including open plan family and dining room off the kitchen and large lounge, 3 bedrooms - master with ensuite and walk in robe, all bedrooms with built in robes and ceiling fans, study/formal dining, good size original main bathroom, internal laundry with external access.

**FEATURES:** Large kitchen overlooking the private back yard, large pantry, lots of bench space, gas cooktop, large

**Price** : \$1,190,000 - \$1,290,000  
**Land Size** : 999.5 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/valley-heights/residential/house/7914518>



**Claudia Hayes**  
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# 16 ANGOPHORA PLACE, VALLEY HEIGHTS



Upper Ground

INTERNAL  
163 m<sup>2</sup>

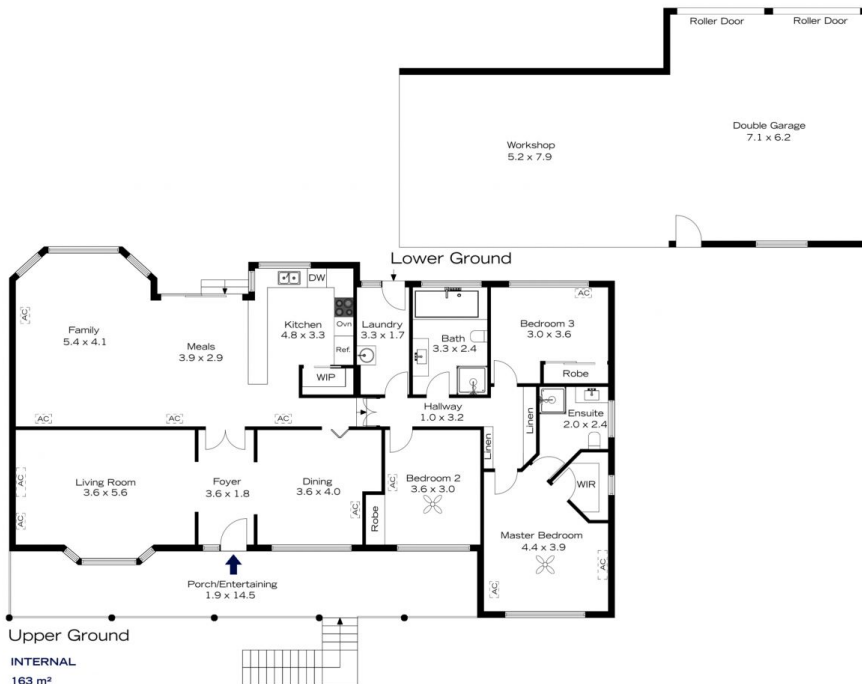
EXTERNAL  
30 m<sup>2</sup>

TOTAL  
193 m<sup>2</sup>



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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