



### 34 Western Avenue Blaxland NSW

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**LOCATION** - Positioned in a wide, quiet cul-de-sac with a tranquil bush setting at the end of the street this home proudly sits amongst other quality properties. Enjoying a quiet pocket of Blaxland you will feel peacefully tucked away yet enjoy the convenience of being approx. 1.2km to the local primary school, 4.2km to the High School and approx. 3km to Blaxland Village, child care options and local amenities. With convenience store, cafe and public transport within only a short distance this home is well placed for everyday living.

**STYLE** - A brick built and Colourbond roof home of impressive proportions. Neatly framed and welcoming front façade with lovely timber deck entry.

**LAYOUT** - With room for everyone plus extras the smart floor plan of this home allows for flexible family

**Price** : \$ 1,370,000  
**Land Size** : 661 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/house/7962402>

# 34 WESTERN AVENUE, BLAXLAND



First Floor

Ground Floor/ Granny Flat

**INTERNAL**  
342 m<sup>2</sup>

**EXTERNAL**  
72 m<sup>2</sup>

**TOTAL**  
414 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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