



**YOUR CHANCE  
TO GET IN QUICK.  
WE DON'T EVEN  
HAVE PHOTOS YET!**

#### 4 Catalpa Avenue Blaxland NSW

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**LOCATION** - This stunning residence is set in one of Blaxland's best streets, and is only a short stroll to rail services, shops, restaurants, primary and pre-schools, park, supermarket and bus. Positioned in a whisper quiet cul-de-sac, this property is in location A for those looking for the perfect family home in one of the lower Blue Mountains' most sought after suburbs.

**Price** : \$1,880,000 - \$1,980,000  
**Land Size** : 847.3 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/house/7976688>

**STYLE** - This large family home is simply exquisite. Built in 2009, this home is a modern build with gorgeous inclusions throughout. The open plan main living area includes a built-in gas fireplace, and the kitchen is on point with a large island bench top, built-in wine storage, a six burner gas stove and a fully-recessed, below bench microwave. The winding staircase from the main entrance gives the home a sense of opulence, and the second storey doesn't disappoint. There are four executive sized bedrooms and a spacious study nook upstairs. The master is grand in proportion and has its own private balcony overlooking the front of the property. It includes a spacious ensuite complete with shower, enclosed toilet, a double basin and a separate spa bath. There is a main bathroom which also exudes space with its own separate bathtub included. The three bedrooms all have built-in robes and there is ducted, fully zoned air conditioning throughout the home for year-round comfort.