



9 Blue Gum Crescent Blaxland NSW

5 2 2

LOCATION - Perched happily on the high side of a quiet cul-de-sac this home occupies a 725sqm parcel (approx.) that takes in elevated distant bush views from the front balcony and living room windows. A superb location, being within walking distance (approx. 400m) to the local primary school and East Blaxland village and amenities. Everyday travelling needs are well met with access to Penrith CBD less than 10km via Old Bathurst Road, bus stop 450m from your door and the train station within approx. 1.8km.

STYLE - Two storey brick built home with neutral modernisations both internally and externally creating a wonderful family oasis ready to move in to and enjoy.

LAYOUT - The sizeable family home offers main living, rumpus/dining room, casual meals area and crisp kitchen on the lower level, as well as 3 privately set bedrooms, all

Price : \$1,250,000 - \$1,300,000

Land Size : 727 sqm

View : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/blaxland/residential/house/7994812>

9 BLUE GUM CRESCENT, BLAXLAND



Ground Floor



First Floor



Lower Ground Floor

INTERNAL
189 m²

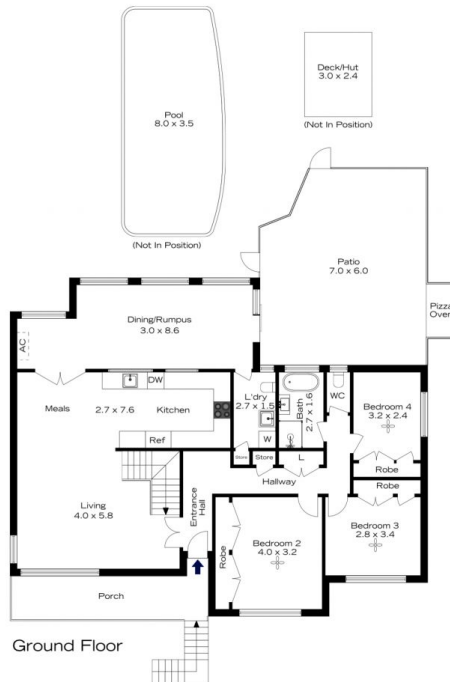
EXTERNAL
53 m²

TOTAL
242 m²

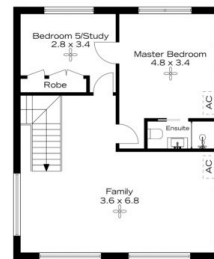


The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely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

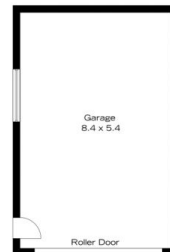
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