



### 196 Railway Parade Warrimoo NSW

3 2 1

**LOCATION** - This home exemplifies easy Mountains living. The location provides for walking access to either Warrimoo train station, within approx. 1.2km or approx. 1.6km to the Blaxland train station, bus, parks and Blaxland shopping village. Access to the Highway for travel up and down the mountain is close by as well as supplementary access to Penrith CBD and all its amenities.

**STYLE** - A fresh, refurbished brick home with a neutral colour palette and inviting space to enjoy a tranquil lifestyle.

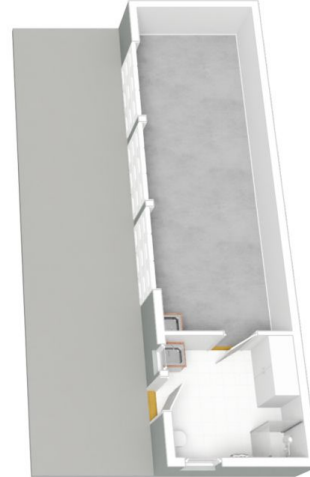
**LAYOUT** - Upon entry you are greeted with the treetops and as the living and dining spaces are set to maximise this view, you'll just love being home. Both spaces open to the elevated, tiled balcony running the length of the home taking in the backyard and bush vistas beyond. The revamped kitchen overlooks the grassed front yard and

**Price** : \$ 830,000  
**Land Size** : 881 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/warrimoo/residential/house/8001100>



**Chris Rayner**  
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# 196 RAILWAY PARADE, WARRIMOO



## Ground Floor

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

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

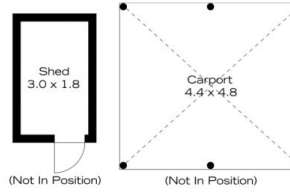
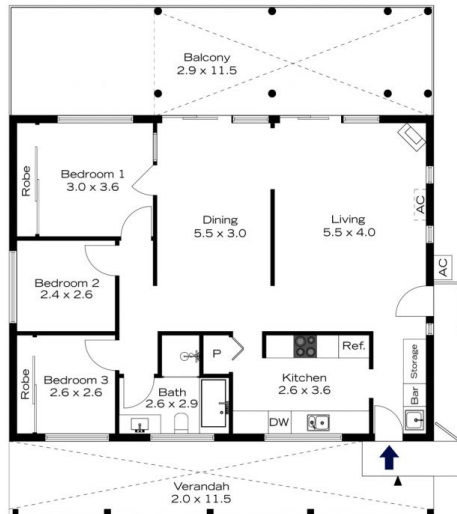
**TOTAL**  
147 m<sup>2</sup>



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.

## Lower Ground

# 196 RAILWAY PARADE, WARRIMOO



## Ground Floor

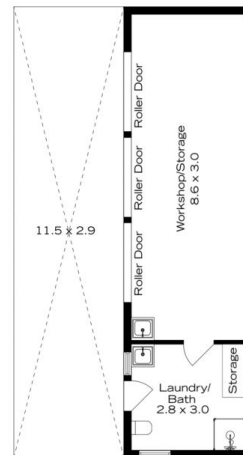
**INTERNAL**  
89 m<sup>2</sup>

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

**TOTAL**  
147 m<sup>2</sup>



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



## Lower Ground