



### 144 Great Western Highway Wentworth Falls NSW

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**LOCATION** - Set back on the elevated side of the road this home is well placed for access to the train station, which is approximately a 600m walk, and the Wentworth Falls village shopping precinct. Conveniently within approx. 1.1km to the Public School, 1.3km to Blue Mountains Grammar School and 1.6km to Tafe NSW the central location of this home appeals to all. Favoured bushwalks are within close proximity to enjoy the spectacular views this enchanting area of the Mountains offers.

**STYLE** - A neat and tidy 3 bedroom brick built and tile roof home with neutral colour palette and new flooring.

**LAYOUT** - Enter in to the light filled living space, connected well to the kitchen and dining area that overlooks and opens out to the backyard. The 3 bedrooms, all with built in wardrobes, are privately set down the hallway with the

**Price** : \$719,000 - \$749,000  
**Land Size** : 715 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/wentworth-falls/residential/house/8002673>

144 GREAT WESTERN HIGHWAY, WENTWORTH FALLS



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

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

**TOTAL**  
108 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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