

**14 SAYERS STREET, LAWSON, NSW 2783**

 3  2  1  700M<sup>2</sup>



agent  
blue





## HIDDEN GEM WITH PLENTY OF SPACE

Tucked away in a peaceful pocket of Lawson, and conveniently located less than 2.5km from bus and rail services, the local village and cafes, and Lawson Public School.



Warm weekends can be enjoyed splashing under the gum trees at the Lawson Swim Centre approx. 1.8km away. Situated close to some of the Lower Blue Mountains' most popular bushwalks, including the South Lawson Waterfall Circuit and North Lawson (Empire Pass) tracks, known for their waterfalls, fern gullies and forest trails.

This delightful home is a real surprise package. Step inside and be bathed by an abundance of natural light, paired with the neutral toned colour palette, and freshly sanded Cypress pine floors, creating a warm ambience throughout.



The **thoughtfully renovated interiors** showcase an easy flow layout, designed for modern living, featuring **three inviting bedrooms** and **two stylish bathrooms**. The **kitchen** flows to an inviting **dining** space and through to the **main lounge**. There's also a **versatile sunroom** that would make the perfect home office space, or whatever creative endeavour you can dream up. **Multiple versatile nooks** provide those spaces you need to relax, work from home, or create children's play space, delivering both flexibility and comfort.

All this sitting on a large, usable 700sqm block, with a gently sloping rear yard, where mum's can watch the kids at play, and pets can be safe.

Come and discover a truly charming mountain's home in reach of all the area has to offer.

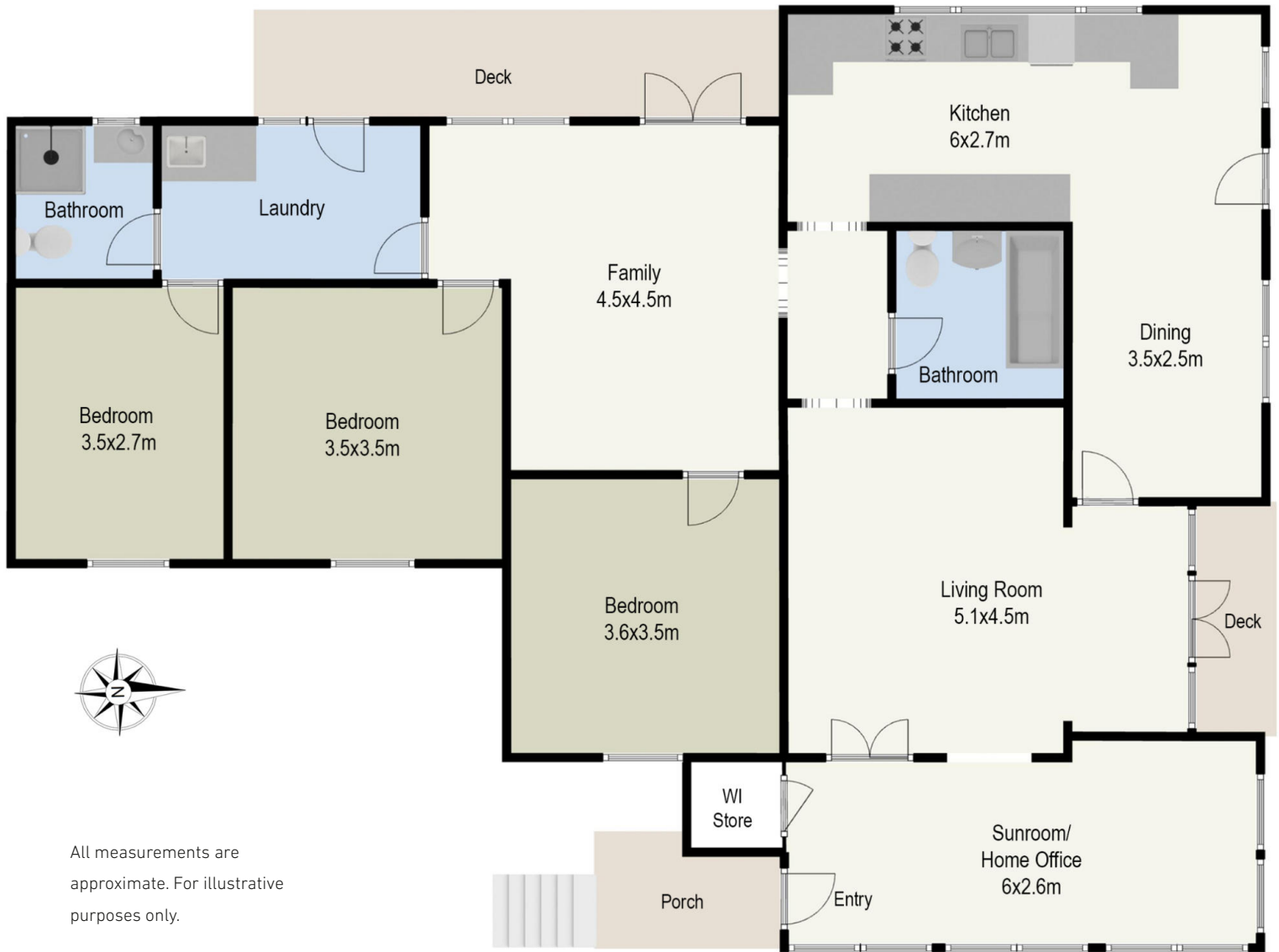
### FEATURES INCLUDE:

- Wooden floorboards
- Sash windows
- New bathrooms
- New Bellini kitchen appliances
- Dishwasher
- Electric cooking
- New carpets
- French doors
- Solar hot water
- New fences
- Two decks
- NBN

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