



142 Tableland Road, Wentworth Falls

## Spacious Family Living with a Warm, Relaxed Mountains Feel

Set on a generous 1,309 sq. m\* parcel in the heart of Wentworth Falls, 142 Tableland Road offers a home that feels both spacious and inviting, perfectly suited to families looking for comfort, flexibility and the constant 'holiday' feel of a Blue Mountains lifestyle.

From the moment you arrive, the established hedging and gardens create a sense of privacy, while the home itself welcomes you with light-filled interiors and a thoughtfully designed layout.

At its centre, a sun-drenched courtyard provides a beautiful focal point; a space to enjoy your morning coffee or unwind in the afternoon sun. It's a feature that brings warmth and natural light right through the entire home.

The main living area is both cosy and functional, complete with a combustion fireplace, while additional living and dining spaces flow seamlessly off the modern kitchen, creating a home that caters effortlessly to both everyday living and entertaining. The kitchen is well-appointed with gas cooking, ample storage and a practical layout. Accommodation is generous, with four well-sized bedrooms including a main suite with walk-in robe and ensuite. A second bedroom also features its own ensuite and walk-in robe, ideal for guests or extended family, while the remaining bedrooms include built-in robes. A dedicated home office adds further flexibility, along with walk-in

4 3 2

### FOR SALE

\$1,295,000 to \$1,420,000

### VIEW

Fri 24th Apr @ 10:00AM - 10:30AM

### AGENTS

Edwin Borg  
0418 236 274  
ed@ljhunitiedgroup.com.au

Nicholas Pikis  
0437 248 641  
nicholas@ljhunitiedgroup.com.au

### AGENCY

LJ Hooker United Group  
1800 486 4833

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

linen storage, split system air conditioning and a well-equipped laundry.

Outdoors, the property continues to impress with a spacious grassed yard, established gardens, side access and a detached double garage with heavy-duty concrete driveway.

Positioned in a peaceful and highly sought-after pocket of Wentworth Falls, this is a home that delivers space, comfort and a relaxed Blue Mountains lifestyle all in one.

- Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

## MORE DETAILS

Property ID	S3J1T
Property Type	House
Land Area	1309 m2

**Edwin Borg 0418 236 274**

Sales Executive | [ed@ljhuntedgroup.com.au](mailto:ed@ljhuntedgroup.com.au)

**Nicholas Pikis 0437 248 641**

Sales Assistant | [nicholas@ljhuntedgroup.com.au](mailto:nicholas@ljhuntedgroup.com.au)

**LJ Hooker United Group 1800 486 4833**

41 Wentworth Road, BRINGELLY NSW 2556

[unitedgroup.ljhooker.com.au](http://unitedgroup.ljhooker.com.au) | [reception@ljhuntedgroup.com.au](mailto:reception@ljhuntedgroup.com.au)





## 142 Tableland Road, Wentworth Falls



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

