



## 9-11 Joalah Avenue Blaxland NSW

4  3  12 

A once in a lifetime opportunity, this stunning Lower Blue Mountains residence has all that you'll ever need in a master built home. The four bedroom, three bathroom floorplan offers soaring cathedral ceilings, stain glass windows, multiple living options and more. Just some of the features of this magnificent home include;

- + Four bedrooms, Three bathrooms including two ensuites
- + Multiple living spaces with billiard room and oversized wine cellar
- + Quality modern kitchen with chef oven
- + Fireplace, Downlights & Ducted Air Conditioning
- + Huge tiled garage with internal access and workshop
- + Stunning gas heated inground pool and spa for the warmer months

**Type** : House  
**Land Size** : 1719 sqm  
**View** : <https://www.aitkenre.com.au/8059815>



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[For full version visit the website](https://www.aitkenre.com.au)

Basement  
48.4 sq.m. approx.

Ground floor  
494.0 sq.m. approx.



**Jim Aitken**  
Partners

TOTAL FLOOR AREA : 542.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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