

Sold



## 23 Station St, Katoomba



### RENOVATOR'S DELIGHT WITH R2 ZONING!

Located in one of Katoomba's best streets is this spacious home in need of complete renovation.

Sure, it needs a lot of work but with some beautiful existing period features and an R2 Zoning, you could absolutely transform this into something amazing!

Boasting a 782sqms block (approximately 10.97m x 71.32m), features include:

- Formal entry
- Huge living area, timber panelled walls, high ceilings, gas bayonet
- Three spacious bedrooms
- Kitchen with gas cooking and pantry
- Light-filled sunroom overlooking backyard
- Internal laundry, second WC
- Gas instantaneous hot water
- Old garage/workshop (would make a great studio)
- Deep backyard with established trees

Amazingly convenient location with a short walk to Katoomba Village, Train Station, cinemas and parks and ovals.

Inspect: Wednesdays 5.15 - 5.45pm & Saturdays 3.00 - 3.30pm

3 1 1 782 m<sup>2</sup>

**Price** SOLD for \$540,000  
**Property Type** Residential  
**Property ID** 1283  
**Land Area** 782 m<sup>2</sup>

#### Agent Details

Marc Fitzpatrick - 02 4784 1991

#### Office Details

Waterloo  
169-175 Phillip St Waterloo NSW  
2017 Australia  
02 8399 0340

**L I B E R T Y**

Auction: Onsite 2<sup>nd</sup> November 2019 @ 4.00pm

Land size: 782sqms

Council rates: \$439.71 pq

Water rates: \$179.06 pq

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*