



21, 16-18 The Escarpments, Katoomba



## STUNNING, NEW + VIEWS!

Now this is special! This brand new Torrens title home sets a new benchmark in contemporary living in the Upper Blue Mountains.

It's perfectly located overlooking (and with direct access to) the old Katoomba Golf Course and just 1.1kms to the breathtaking Cahill's Lookout (known for the best sunsets in the area).

Boasting 214 sqms of living over two levels, accommodation comprises of:

- Huge open plan living/dining area with timber-like floor tiles
- Stunning gas fire place with bespoke custom joinery for your TV
- Bi-fold doors lead to a private courtyard and direct access to 57 acres of parklands, ponds and walking tracks
- Extensive use of floor to ceiling glass capturing magnificent vistas
- Double glazing throughout
- Designer kitchen with stone benchtops, polyurethane joinery, gas cooking, huge island and walk-in pantry
- Three great sized bedrooms all with built-in robes and balcony access
- Master bedroom overlooks the golf course and has a huge walk-in wardrobe and chic en-suite
- Oversized main bathroom with bath
- Large, fully fenced side lawn area

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<b>Price</b>	SOLD for \$745,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1299
<b>Land Area</b>	298 m2
<b>Floor Area</b>	214 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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169-175 Phillip St Waterloo NSW  
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02 8399 0340

**LIBERTY**

- Laundry with separate WC

- Lock up garage with room in front for another vehicle PLUS another car space (that's parking for 3 cars!)

Other features include quality wool carpets in the bedrooms, ducted reverse cycle air conditioning throughout, instantaneous gas hot water and NBN access.

The location is absolutely brilliant. In addition to the old Golf Course and stunning lookouts nearby, you are also just a short trip to the Katoomba Sports & Aquatic Centre, and the Town Centre.

If you've always wanted a taste of the Mountains lifestyle, here is your chance! Easy to care, just lock up and go. It would make a great home, investment (excellent depreciation benefits available) or weekend escape.

Be sure to check out our videos showcasing the home and the lifestyle options.

Size: Land 298sqms (approx), Internal 214sqms (approx)

Council rates: \$495.00 per quarter (estimate)

Water rates: \$170.00 per quarter (estimate)

Community title contributions: \$250.00 per quarter (estimate)

Rental potential: \$650.00 per week (approx)

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