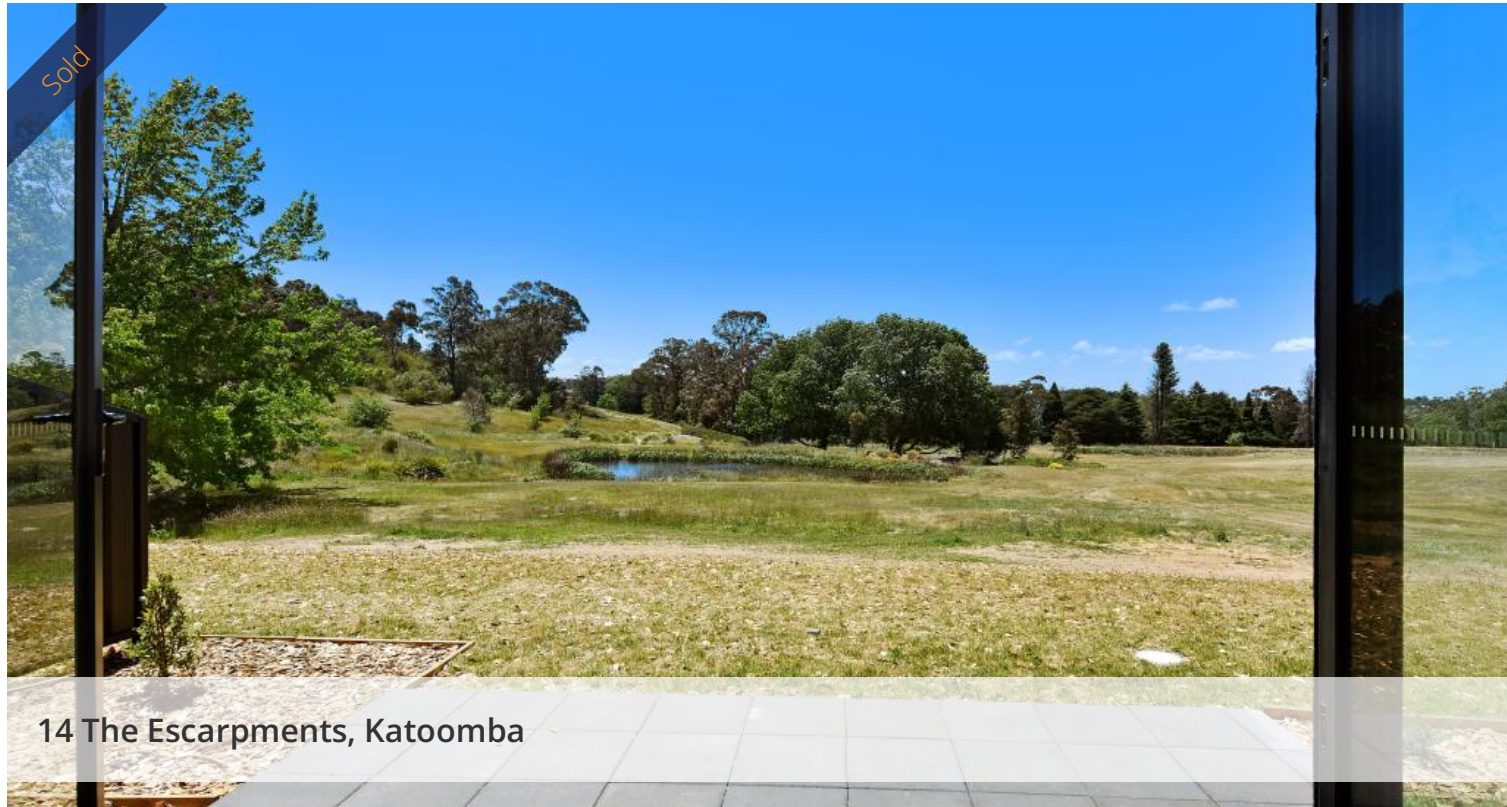
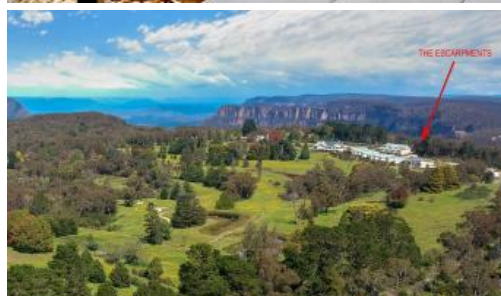


Sold



14 The Escarpments, Katoomba



## DESIGNER PARK-SIDE HOME!

For information on our open for inspection procedures, please refer to the bottom of this ad.

If you've always wanted a taste of Mountains life, then this is for you! This beautifully renovated home absolutely encapsulates everything about Blue Mountains living.

Privately tucked away behind an established hedge, lies a home that blends old world features with contemporary conveniences. It's positioned on a 670sqms block with established low maintenance gardens.

The location is fantastic with North Katoomba Public School just 300m away, Katoomba Train station and village 1.4kms and the stunning Minnehaha Falls just a 2kms stroll.

Accommodation comprises:

- Substantial front and rear decking (chase or hide from the sun depending on the season)
- Formal living area with timber flooring, high ceilings, cosy slow combustion fireplace & gas bayonet
- Eat-in country style kitchen with integrated dishwasher, convection cooktop & gas bayonet for heating
- Three bedrooms with neutral tones, built-in robes and plush wool carpets
- Modern bathroom

3 2 2 189 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1359
<b>Land Area</b>	189 m2
<b>Floor Area</b>	210 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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

**LIBERTY**

- Internal European style laundry
- Separate garden studio perfect for working from home or guest accommodation
- Off-street parking

The delightful gardens were originally designed in the 1950s and 1960s by Rob Kelly who was one of the lead gardeners at Everglades gardens and Mt Tomah botanic gardens. At the right time of year you'll find them flourishing with rhododendrons, azaleas, camellias, crab apples, pink lady apples, ornamental cherries & plums, weeping cherry, snowballs, Japanese maples, daffodils and jonquils. Despite this opulence, it is very low maintenance with just a yearly prune and sweeping of Autumn leaves needed.

There are also multiple established veggies patches helping you achieve the self-sufficient lifestyle we're all striving for.

The north side of Katoomba is synonymous with parks, ovals, mountain bike tracks and walking trails. If you're a dog owner or love the outdoors, you'll be spoilt for choice!

Land size: 670sqms

Zoning: R2 (low density residential)

Council rates: \$395.40 pq

Water rates: \$177.12 pq

Rental potential: Around \$450.00 per week

We are currently restricting the amount of clients attending our open for inspections at one time. Clients that pre-register for our inspections will be given priority. Please contact Marc Fitzpatrick to register: [marc@liberty.net.au](mailto:marc@liberty.net.au)

Now this is special! This near 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 210 sqms of living over two levels, accommodation comprises of:

- Huge open plan living/dining area with timber-like floor tiles
- Contemporary gas fireplace
- 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
- 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
- Laundry with separate WC
- Lock up garage with room in front for another vehicle

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 available) or weekend escape.

Size: Land 189sqms (approx), Internal 210sqms (approx)

Council rates: \$495.00 per quarter (estimate)

Water rates: \$170.00 per quarter (estimate)

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

Rental status: Currently leased at \$550pw on an expired lease

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[marc@liberty.net.au](mailto:marc@liberty.net.au)

*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.*