

Sold



145 Burrawang St, Katoomba



## CHARMING HOME, PEACEFUL LOCATION!

Elevated high on an easy-care 758sqms block and enjoying a gorgeous leafy outlook is this charming mountains home ideal for first home buyers, investors or those wanting a weekender.

Enjoyed by the same family for the past 24 years, it's previously been used as a 3br home but would best suited as a 2br plus study. Accommodation consists of:

- Open plan living/dining area with toasty slow combustion fire place
- Formal lounge room
- Dining nook bathed in northerly sun
- Sunroom with adjacent study
- Modern gas kitchen
- Renovated bathroom with separate bath & shower
- Front deck overlooking the surrounding greenery (perfect for your morning cuppa)
- Paved rear entertaining area
- Timber flooring throughout
- Leafy outlook from every window
- Loads of storage (huge under-house plus a brick shed)

The gardens are low maintenance and there are a variety of fruit trees.

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<b>Price</b>	SOLD for \$620,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1362
<b>Land Area</b>	759 m2

### Agent Details

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### Office Details

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**LIBERTY**

There is off street parking for multiple vehicles.

You'll love the lifestyle on offer with some of the Blue Mountains' most well-known landmarks nearby (400m to the old Katoomba Golf Course, 500m to Katoomba Falls Lookout, 900m to Narrow Neck Plateau, and 2kms to the stunning Cahill's lookout just to name a few).

Land size: 758.8 sqms

Council rates: \$456.40 pq

Water rates: \$177.12 pq

Rental potential: \$450 - \$490pw

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