

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.

🛏 3 🚿 1 🚗 2 📏 758.80 m2

Price	SOLD for \$620,000
Property Type	Residential
Property ID	1362
Land Area	758.80 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

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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