

Sold



9 Whinmoor St, Katoomba



BEAUTIFULLY RENOVATED WITH STUDIO + R2 ZONING!

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 1 1 670 m2

Price SOLD for \$605,000

Property Type Residential

Property ID 1371

Land Area 670 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

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