



30 Oatley Ave, Katoomba



## FABULOUS LOCATION + OPPORTUNITY!

This immaculate 'fun sized' cottage is perfectly positioned on a sunny 575sqm block with rare R2 zoning!

It's located just two streets away from Cliff Drive's iconic lookouts, 600 metres from Katoomba High School and 400 metres from your local primary school. A further short walk will have you in Katoomba Street's shopping strip.

Accommodation comprises of:

- Cosy loungeroom with gas fire place
- Large gas kitchen
- Separate sunroom
- Great sized bedroom with distant glimpses of the escarpments
- Period style bathroom with bath
- Timber flooring throughout
- Internal laundry
- Under-house storage
- Quaint gardens surrounding the home

Almost every room enjoys an outlook onto a garden and light + airy interiors add to the appeal.

Sure, it's not a huge home but at this price point and with this much

 1  1  1  575 m2

**Price** SOLD for \$535,000

**Property Type** Residential

**Property ID** 1380

**Land Area** 575 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

Waterloo

169-175 Phillip St Waterloo NSW

2017 Australia

02 8399 0340

**LIBERTY**

potential, inspection is a must!

Land size: 575sqms

Rental potential: Around \$370 per week

Water rates: \$213.64 pq

Council rates: \$571.60 pq

*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.*