



Unit 3, 114 Waratah St, Katoomba



TOTALLY GORGEOUS, SUPER CONVENIENT!

Do you crave the outdoor space of a villa or cottage but don't need 2 or 3 bedrooms? Then this gorgeous 1br garden apartment is for you!

Situated in a small boutique block of just three garden apartments, it's located in a wide, tree-lined street only 500 metres to the shops, cafes and entertainment of Katoomba Street.

Accommodation in this 'tiny home' includes:

- Your own entrance via a sunny patio
- Cosy living/dining area with REAL open fireplace plus gas bayonet
- Crisp white interiors, plush wool carpets
- Separate, immaculate kitchen
- Bedroom with plentiful storage in the custom polyurethane robes, stunning pendant light
- Chic bathroom with bespoke marble tiles, quality fittings and rare windows creating lovely natural ventilation
- Designer blinds, drapes and security plantation shutters throughout
- Delightful, professionally landscaped courtyard bathed in sun almost all day
- Communal laundry with space for your own appliances

The home also boasts a 20sqms lock up garage but given the location, we

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Price	SOLD for \$425,000
Property Type	Residential
Property ID	1395
Land Area	105 m2
Floor Area	85 m2

Agent Details

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Office Details

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LIBERTY

don't think you'll be using your car much anymore!

In addition to Katoomba Town Centre, you also have Katoomba RSL, the stunning Prince Henry Cliff walk and Katoomba Train Station all within a short walking distance.

The lifestyle on offer in the Blue Mountains is amazing and has never been more sought after. This is the perfect opportunity to capitalise in an affordable price point.

Total size: 105sqms (apartment = 50sqms, courtyard = 35sqms, garage = 20sqms)

Rent potential: \$350 - \$380pw

Strata levies: \$300.00 pq

Council rates: \$235.30 pq

Water rates: \$148.00 pq

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