

Sold



17 The Escarpments, Katoomba



HUGE CONTEMPORARY HOME!

Now this is special! This torrens title home is only 12 months old and sets a new benchmark in contemporary living in the Upper Blue Mountains.

It's perfectly located overlooking (and with direct access to) the old Katoomba Golf Course and just 1.1kms to the breathtaking Cahill's Lookout (known for the best sunsets in the area).

Boasting 214 sqms of living over two levels, accommodation comprises of:

- Huge open plan living/dining area with timber-like floor tiles
- Bi-fold doors lead to a private courtyard and direct access to 57 acres of parklands, ponds and walking tracks
- Extensive use of floor to ceiling glass capturing magnificent vistas
- Designer kitchen with stone benchtops, polyurethane joinery, gas cooking, huge island and walk-in pantry
- Three great sized bedrooms all with built-in robes and balcony access
- Master bedroom overlooks the golf course and has a huge walk-in wardrobe and chic en-suite
- Oversized main bathroom with bath
- Laundry with separate WC
- Lock up garage with room in front for another vehicle

Other features include quality wool carpets in the bedrooms, ducted

3 2 2 264 m2

Price SOLD for \$720,000

Property Type Residential

Property ID 1404

Land Area 264 m2

Floor Area 214 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

Waterloo
169-175 Phillip St Waterloo NSW
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LIBERTY

reverse cycle air conditioning throughout, instantaneous gas hot water and NBN access.

The location is absolutely brilliant. In addition to the old Golf Course and stunning lookouts nearby, you are also just a short trip to the Katoomba Sports & Aquatic Centre, and the Town Centre.

If you've always wanted a taste of the Mountains lifestyle, here is your chance! Easy to care, just lock up and go. It would make a great home, investment (excellent depreciation available) or weekend escape.

Size: Land 264sqms (approx), Internal 214sqms (approx)

Council rates: \$309.70 per quarter

Water rates: \$147.00 per quarter

Community title contributions: \$148.60 per quarter

Rental status: Currently leased at \$550.00 per week to great tenants on an expired lease

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