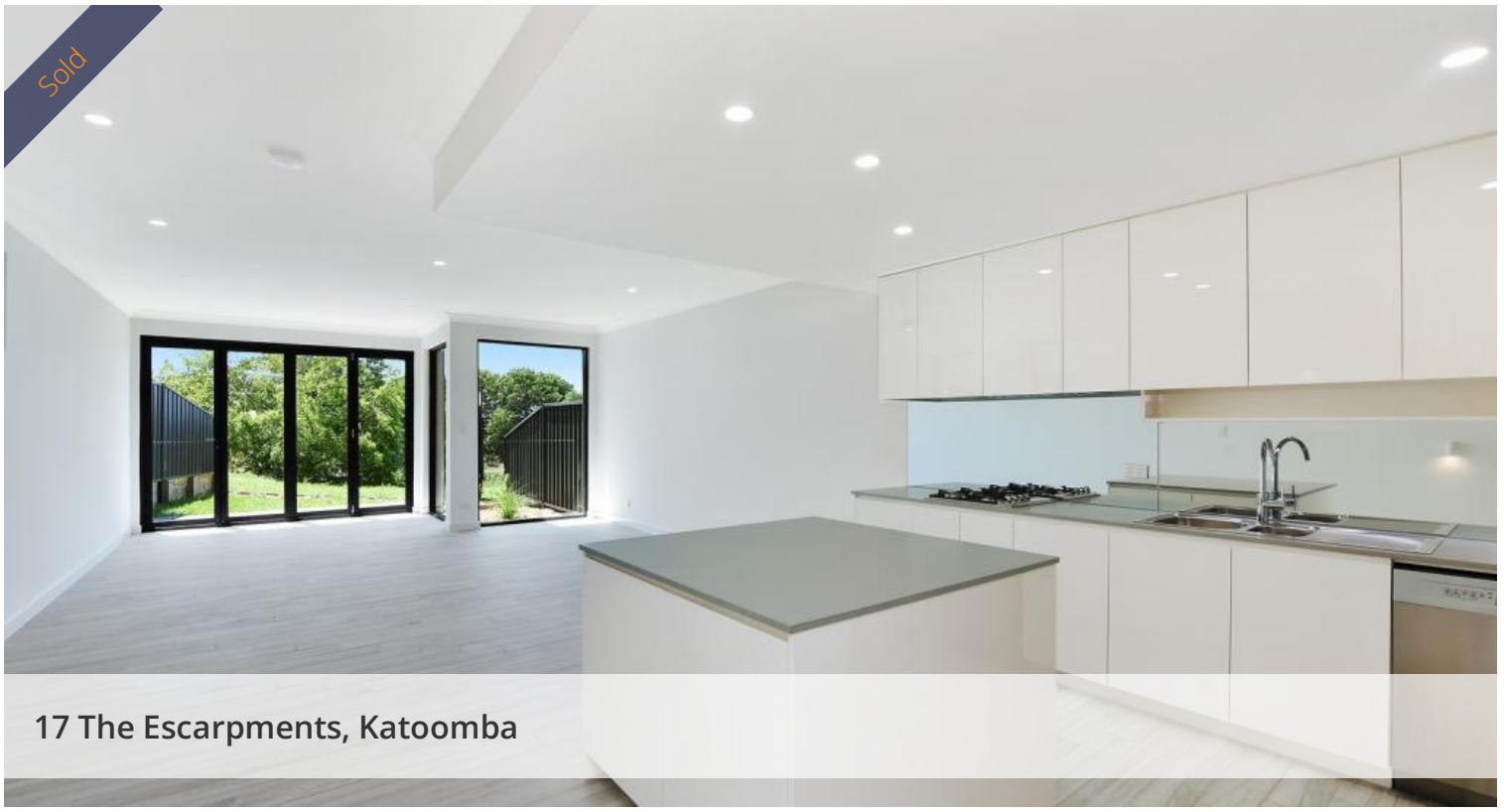







HUGE CONTEMPORARY HOME!

3 2 2 264m2

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

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

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2017 Australia
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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

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.