



16 Essendene Rd, Katoomba



**UNLIMITED POTENTIAL IN ESCARPMENT LOCATION!**

Located just 350 metres from the breathtaking Cahill's lookout is a solid home with endless possibilities...

This neat & tidy 1980s brick home sits on a prized 1,075 sqms block with DUAL street frontages (backing onto the prestigious Cliff Drive).

Totally comfortable 'as is', you can move straight in, rent it out or create your dream home. Accommodation comprises of:

- Large lounge room with huge skylight and raked ceilings
- Updated kitchen with adjacent dining area
- Delightful north facing deck with distant bush views
- Clean & functional bathroom with separate bath + shower
- Separate toilet
- Internal laundry
- Large lock up garage with toilet & sink
- Huge, low maintenance backyard full of native plants & trees

Vehicle access is available via both Essendene Street & Cliff Drive.

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

If you've always wanted a taste of the Mountains lifestyle, here is your

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**Price** SOLD for \$710,000  
**Property Type** Residential  
**Property ID** 1418  
**Land Area** 1,075 m2

**Agent Details**

Marc Fitzpatrick - 02 4784 1991

**Office Details**

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chance! Easy to care, just lock up and go. It would make a great home, investment or weekend escape.

Land size: 1,075 sqms

Council rates: \$625.60 pq

Water rates: \$147.31 pq

Rental potential: Around \$470pw

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