

Sold

32 Oatley Ave, KATOOMBA

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## FABULOUS LOCATION + OPPORTUNITY!

This delightful weatherboard cottage has a rustic but warm charm about it and it's been a fantastic 'family weekender' for the past 16 years for it's current custodians.

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.

Sitting on an easy-care 567sqms block with R2 zoning, features include:

- Huge timber cladded room with excellent views of the escarpments, perfect as a dining and/or rumpus room
- Formal living room with gas fire
- Functional timber kitchen with gas cooking
- Large bathroom with separate shower + bath
- Timber floors, high ceilings, multiple gas bayonets
- Separate studio in the backyard

The gardens are typical cottage style with a variety of fruit trees and various places to relax and unwind.

Sure, it's rustic but it has a great feel about it and is in a superb location!

Land size: 567sqms

3 2 1 567m2

**Price** SOLD for \$750,000  
**Property Type** Residential  
**Property ID** 1430  
**Land Area** 567 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

Waterloo  
169-175 Phillip St Waterloo NSW  
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**LIBERTY**

Rental potential: Around \$520 per week

Council rates: \$571.00 pq

Water rates: \$147.00 pq

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