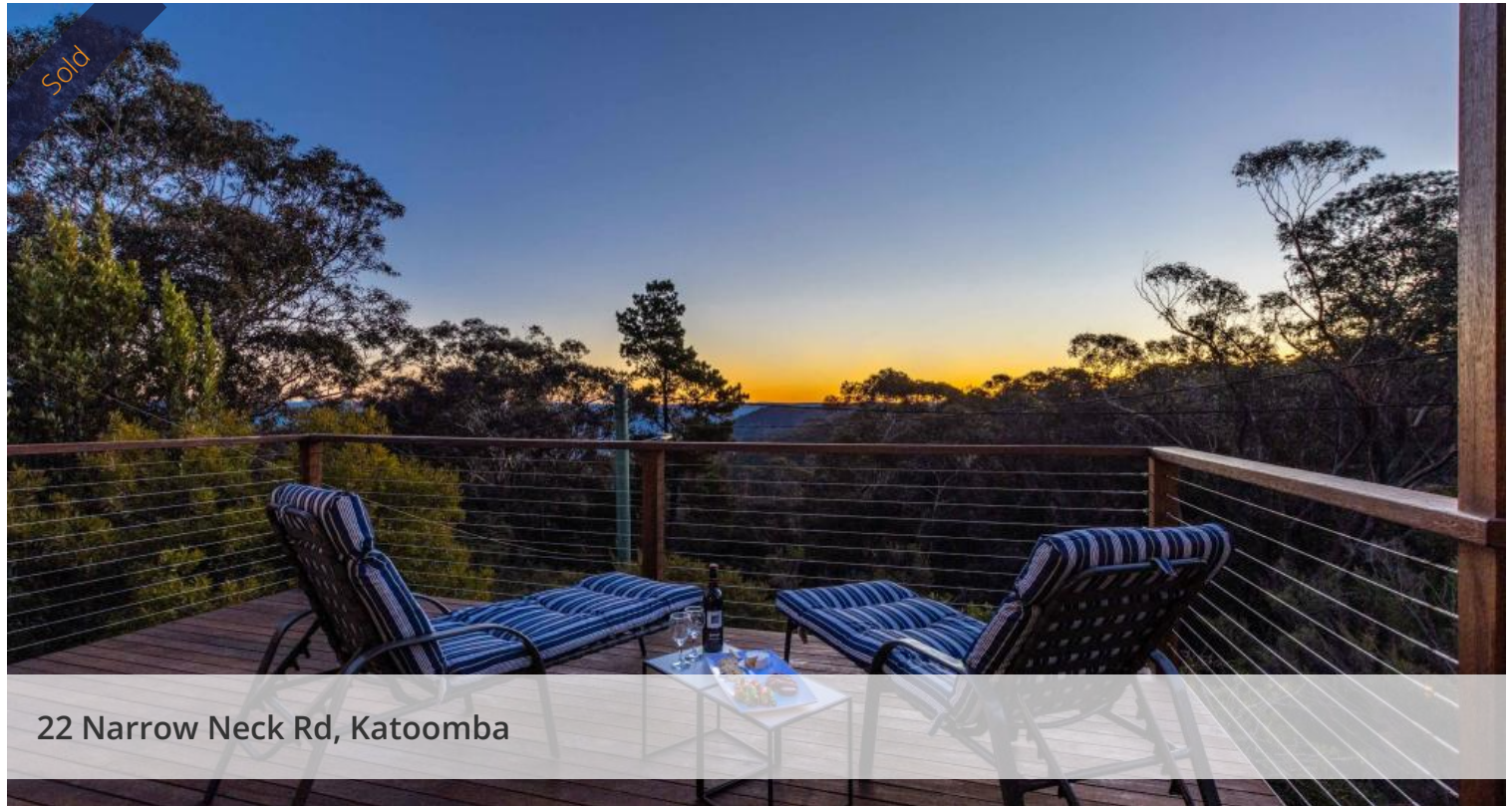


Sold



22 Narrow Neck Rd, Katoomba



## OVERLOOKING THE ESCARPMENT + VALLEY!

INSPECTIONS ARE STILL AVAILABLE BY PRIVATE APPOINTMENT!

Perched high in a quiet pocket that many people don't realise is actually here is this brilliant home with serene valley views.

You won't find a more affordable 4br home in this location. The fixtures and fittings aren't contemporary in design but the home is absolutely immaculate!

Accommodation comprises of:

- Separate living and dining rooms
- Large deck with huge motorised awning creating the ultimate 'outdoor room'
- Magnificent views of the escarpment and Megalong Valley
- Ducted heating throughout + split system air conditioning
- Built-in robes in all bedrooms
- Two pristine bathrooms (main with bath)
- Back to base alarm system
- Solar panels + 2,500L rainwater tank
- Shed with laundry facilities (there is infrastructure to relocate the laundry inside the house)
- Low maintenance native landscaping sympathetic with the surrounding

🛏 4 🌳 2 🚗 1 📏 533 m2

**Price** SOLD for \$820,000

**Property Type** Residential

**Property ID** 1459

**Land Area** 533 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

Waterloo

169-175 Phillip St Waterloo NSW

2017 Australia

02 8399 0340

**LIBERTY**

nature

- Carport with high clearance (for 4WDs or Vans)

There is a back gate with access that cuts through to Valley Road and one of the area's most popular restaurants – 'Arjuna's'.

You're also just a short trip to the brilliant Cliff Walk trail, Cahill's Lookout, Narrow neck Plateau and the Old Katoomba Golf Course Parklands.

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 or weekend escape.

Land size: 533 sqms

Council rates: \$435.90 pq

Water rates: \$144.11 pq

Rental potential: Around \$550 pw

*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.*