

Sold



33 Fitzgerald St, Katoomba



FLEXIBILITY + CONVENIENCE!

Actually, we should have made the title: Flexibility, Convenience + COMFORT!

WHY FLEXIBILITY?

- The lower level features a bedroom with it's own entrance, bathroom, storage and internal access to a garage. It lends itself to a semi self-contained retreat or work from home space
- One of the upstairs bedrooms is HUGE! You could possibly split it into two bedrooms
- The living area has enough space to accommodate a home office
- The fantastic deck is virtually enclosed and becomes an extension of your living area
- There is side access perfect for trucks, boats, trailers or caravans
- The relative flat 1,014sqms block has loads of room for a Granny Flat

WHY CONVENIENCE?

All within 1.1kms you'll find:

- Blue Mountains Organic Community Gardens
- North Katoomba Public School
- The Edge Cinema
- Katoomba Train Station & Village
- Melrose Park

🛏 3 🌐 2 🚗 2 📏 1,014 m2

Price SOLD for \$807,500
Property Type Residential
Property ID 1462
Land Area 1,014 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

Waterloo
 169-175 Phillip St Waterloo NSW
 2017 Australia
 02 8399 0340

LIBERTY

- Blue Mountains District Hospital

And not much further is the stunning Minnehaha Falls plus a variety of further parks, ovals, walking trails and Mountain Bike trails.

WHY COMFORT?

This gorgeous home has been tastefully updated over the past 5 years and includes:

- High, lofty ceilings with exposed beams
- Polished floors in the living areas, new carpet in the bedrooms
- Hydronic heating throughout
- Bespoke ceiling fan
- Leafy outlook from almost every room
- Modern kitchen with gas cooking and dishwasher
- New paint internally and externally
- New roof

This delightful home could be suitable as a weekender, investment or a house for the family. If you've always wanted a taste of Mountains life, then this is for you!

Contact us to register for the on-line Auction.

Land size: 1,014 sqms

Council rates: \$472.80 pq

Water rates: \$145.71 pq

Rental potential: Around \$500.00 - \$550.00 per week

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.