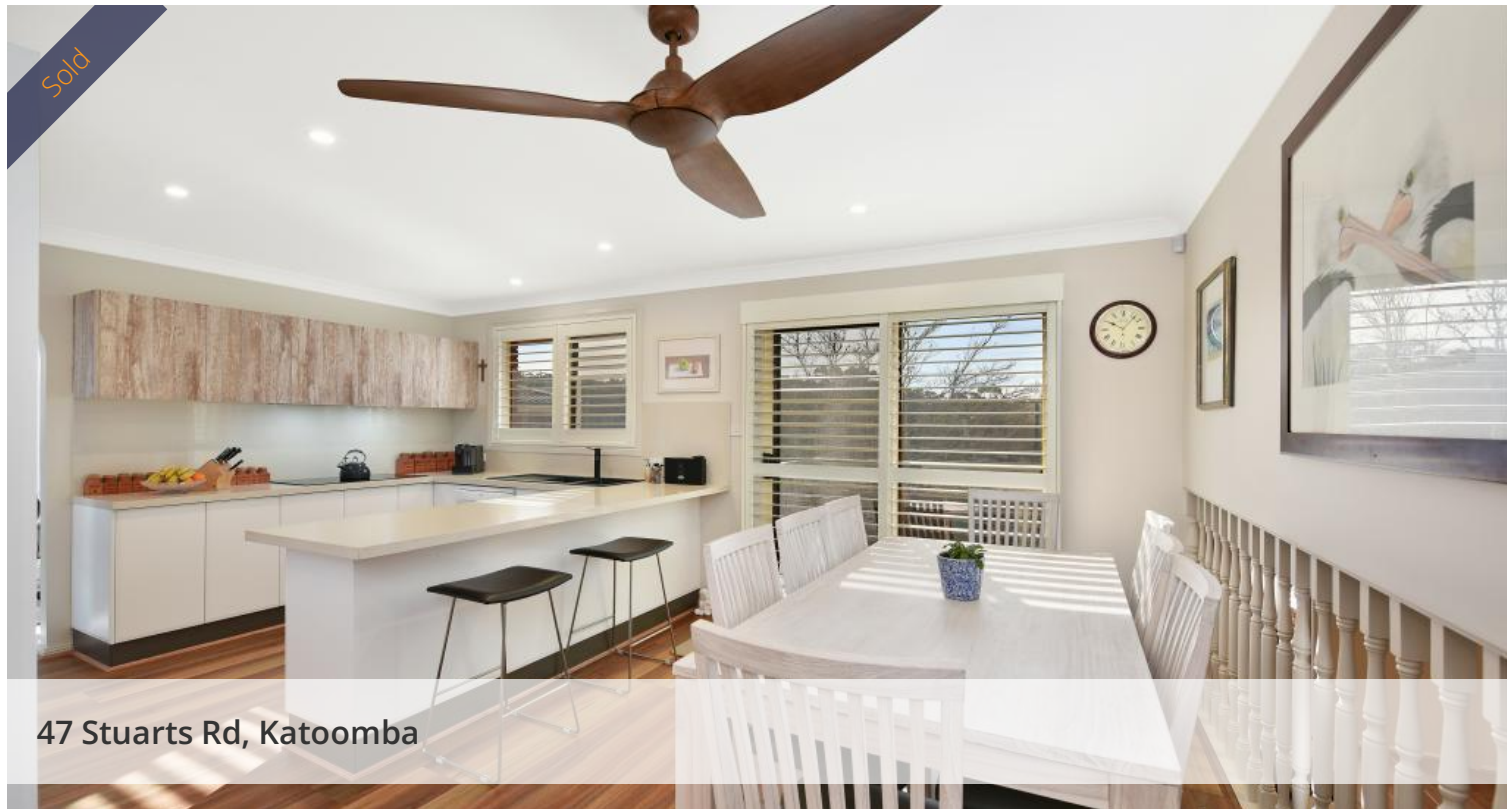


Sold



47 Stuarts Rd, Katoomba



## BRILLIANT HOME IN FANTASTIC LOCATION!

Could this be the best location in Katoomba?

Located directly opposite the old Katoomba Golf Course (now 57 acres of parklands) you're also within close proximity to Katoomba Falls, Narrow Neck Plateau, Cahill's Lookout, Katoomba Aquatic Centre and Katoomba Village.

This large and flexible family home has been beautifully updated in recent times and sits on a flat and easy to maintain 695sqms block.

Accommodation comprises of:

- Formal entry
- Separate living and dining rooms with quality wool carpet, gas heating, split system air conditioning
- Near new kitchen with adjacent meals area designed for entertaining
- Sunbathed deck overlooking your backyard
- HUGE rumpus/games room with slow combustion fireplace and WC on the same level
- Delightful north facing sunroom perfect as a hobby room, office or possibly another bedroom
- Office or small fourth bedroom conveniently located off the formal entry
- Three great sized bedrooms all with ceiling fans and built-in robes
- The master bedroom enjoys a walk-in robe, en-suite & r/c air con

🛏 4 🚿 2 🚗 2 📏 695 m2

**Price** SOLD for \$1,220,000

**Property Type** Residential

**Property ID** 1466

**Land Area** 695 m2

### Agent Details

Marc Fitzpatrick - 0400 098 713

Raymond Farley - 0407 777 303

### Office Details

Waterloo

169-175 Phillip St Waterloo NSW

2017 Australia

02 8399 0340

**LIBERTY**

- Main bathroom has separate bath and shower
- Internal laundry with side access to the backyard
- Large DLUG with huge under-house storage
- Alarm system
- Plantation shutters throughout
- North facing backyard with a combination of level lawn and paved areas

There are many more improvements and features in this home but far too many to list here. The floor plan suits a large family, entertainers and those needing to work from home.

The location epitomizes Blue Mountains life so make sure this one is on your list to inspect!

Land size: 695sqms

Council rates: \$529.40 pq

Water rates: \$145.71 pq

Rent potential: \$750 - \$800pw

*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.*