

Sold



24 Gates Ave, Katoomba



WHAT A LOCATION!

PRIVATE APPOINTMENTS ARE STILL PERMITTED! CONTACT US TO BOOK IN AN INSPECTION.

How is this for convenience! Just 600 metres from Katoomba shops; 1.2kms to the Train Station; almost opposite the Sports & Aquatic Centre and directly adjacent to a nature track that follows the Kedumba River almost to Katoomba Falls.

The upper level is all comfy home: 3 bedrooms, 2 bathrooms, lounge, dining, kitchen, laundry. And a balcony wrapped around two walls with a delightful leafy outlook. The morning sun drenches the eastern side – perfect for that morning shot of coffee.

The ground level is the same floor area as above but is waiting to become whatever you want it to be:

Space for a car enthusiast (like the vendor)

Or a warehouse space for a tradie

Or you could close off the back half and create:

A granny flat ... a mancave ... a teenage lair ...a workshop ...

Or a painter's or photographer's studio

Or it could be a business space for someone like a doctor

Or a masseur

Or a hairdresser

3 2 6 757 m2

Price SOLD for \$760,000

Property Type Residential

Property ID 1468

Land Area 757 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

Waterloo

169-175 Phillip St Waterloo NSW

2017 Australia

02 8399 0340

LIBERTY

Or a chiropractor or physiotherapist!

The flat rear yard has a number of delicious fruit trees and gated access from the lane beside.

So many options; so close to town.

This wonderful house could suit just about anyone.

Features include:

- Raked ceilings
- Parquetry floors
- North facing picture window overlooking Frank Walford Park
- Wrap around verandah
- Cedar cladding
- Side lane access
- Awesome under house area

Land size: 757sqms sqms

Council rates: \$509.00 pq

Rental potential: Around \$550.00 per week

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