



40 First Ave, Katoomba



BUSH, BALI OR BOTH?

Let's start with the bathroom. Inspired by a visit to Bali, this fabulous space has two carved doors at the entrance. A solid pebble floor. A deep bath to luxuriously sink into. A generous shower with a window looking out over the bush. And it's big enough for a party.

Adjoining this magnificent excuse to get wet is a generous bedroom with triangular loft space off to one side.

Completing this level is a large lounge room with a firebox in the corner. Both the lounge and the bedroom have huge windows to take in the western view of the valley. Looking out, it's like sitting in a tree-house.

This enticing cedar-clad house is built on a steep slope – and it makes the most of it.

Downstairs, there is an open living/dining/kitchen area with north and west facing windows. A gas fireplace. As well as three more bedrooms and a second bathroom on the southern side.

From the deck you can relax with an evening wine and watch the setting sun over the valley.

Walk down the hill to the creek which rises to offer water views during peak rains.

🛏 4 🚿 2 🚗 1 📏 1,727 m2

Price SOLD for \$1,051,000
Property Type Residential
Property ID 1506
Land Area 1,727 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

LIBERTY

Some terraced areas for veggies (just be careful the wallabies don't get them first) and an almost flat grassed area.

Vacant land both sides, so no neighbours.

You can really feel as if you've gone bush – while still being a short drive to all the amenities of Katoomba.

Currently a much loved home; it could also be a great weekender. You could even potentially split the home into two (subject to council approval).

What are you waiting for!

Features

4 bedrooms

Built-in-robos

2 living areas

2 bathrooms

Rustic kitchen

Gas cooking

Great rear verandah

Hidden spaces

Under-house storage

Plentiful birdlife

No neighbours on either side

Valley views

Huge dog walking area and bushwalk trails at the end of the street

Close to North Katoomba primary school

Short drive to supermarkets and restaurants

Inspect:

Auction: On-site 4th December 2021 @ 4.00pm

Land size: 1,727 sqms

Council rates: \$480.00 pq

Council zoning: LEP 2015, E4 – Environmental Living & E2 – Environmental Conservation

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