



5 Clive St, Katoomba



## READY FOR THE EASY LIFE!

Situated in a quiet street off Cliff Drive, this comfortable three bedroom brick veneer home is in a truly enviable location.

It is an easy walk to the fabulous Cahill's lookout and not too far from Narrow Neck lookout. Also within walking distance is the extensive parklands formerly known as Katoomba golf course. All of this and still only about 3 kilometres to Katoomba centre.

A sizeable new kitchen was installed in 2019 with an induction stove and adjoining a small dining area. A spacious loungeroom has glass sliding doors to the rear. Up a few steps and you're at the studio with its own bathroom and kitchenette. (Council approved)

Just beyond that is a treasured mature garden that has marvellous blooms every spring. And three handy sheds.

The original builder couldn't decide whether to have a garage or a carport and so ended up with a cross between the two! Which means you have a wall of shelving and lock up storage alongside undercover parking.

There's plenty of room here for a couple with or without small children. And the studio awaits a variety of uses, depending on your needs. All within easy access to views and shops.

3 2 2 920 m2

**Price** SOLD for \$891,000  
**Property Type** Residential  
**Property ID** 1510  
**Land Area** 920 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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 169-175 Phillip St Waterloo NSW  
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**LIBERTY**

## Features

3 bedrooms

Gas central heating split into two zones

Modern kitchen

Internal laundry

Separate studio

Lush rear garden

Close to walks and views

Land size: 920sqms

Council rates: \$466.50 pq

Council zoning: E4 – Environmental Living

Rental potential: \$550.00 - \$580.00 pw

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