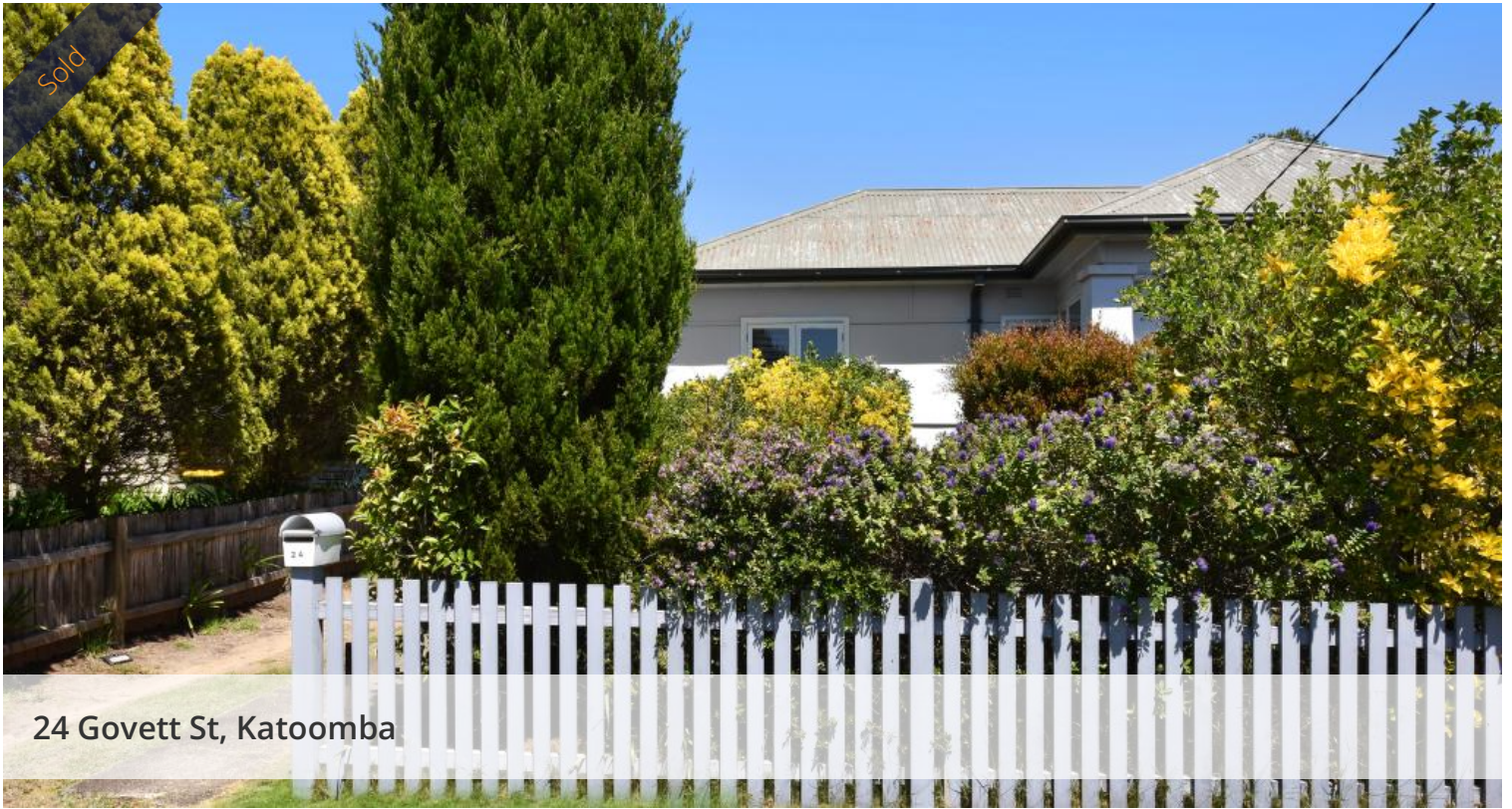


Sold



24 Govett St, Katoomba



## PREMIUM LOCATION WITHOUT THE PREMIUM PRICETAG!

Superbly located halfway between Katoomba Town Centre & Leura Village (approximately 1.1kms each way) is this gorgeous 1br semi.

Tastefully and subtly updated in recent times, you'll love the cosy feel.

Accommodation comprises of a bright living room with adjacent sunroom/study, separate bedroom, eat-in kitchen, bathroom with bath/shower, renovated laundry and large grassed backyard taking advantage of the northerly sun almost all day long.

You'll enjoy beautiful garden vistas from almost every window but if you crave more nature, Leura Park is only 300m away which has a hidden walking trail to the breathtaking Leura Cascades.

The home is totally comfortable as is but there's further scope to renovate if required. If you need more space, you can take advantage of the current DA approved plans to create a 2br floorplan with open plan living/dining that flows onto an alfresco area!

It's low maintenance making it perfect as a first home, investment or weekender. This location is usually synonymous with \$1million property sales making this a very rare opportunity

Don't miss out!

 1  1  1  347 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1514
<b>Land Area</b>	347 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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

**LIBERTY**

Land size: 347sqms

Council rates: \$1,505.62 pa

Rental status: Currently leased to an excellent tenant @ \$300.00 per week,  
lease expires 19/04/22

*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.*