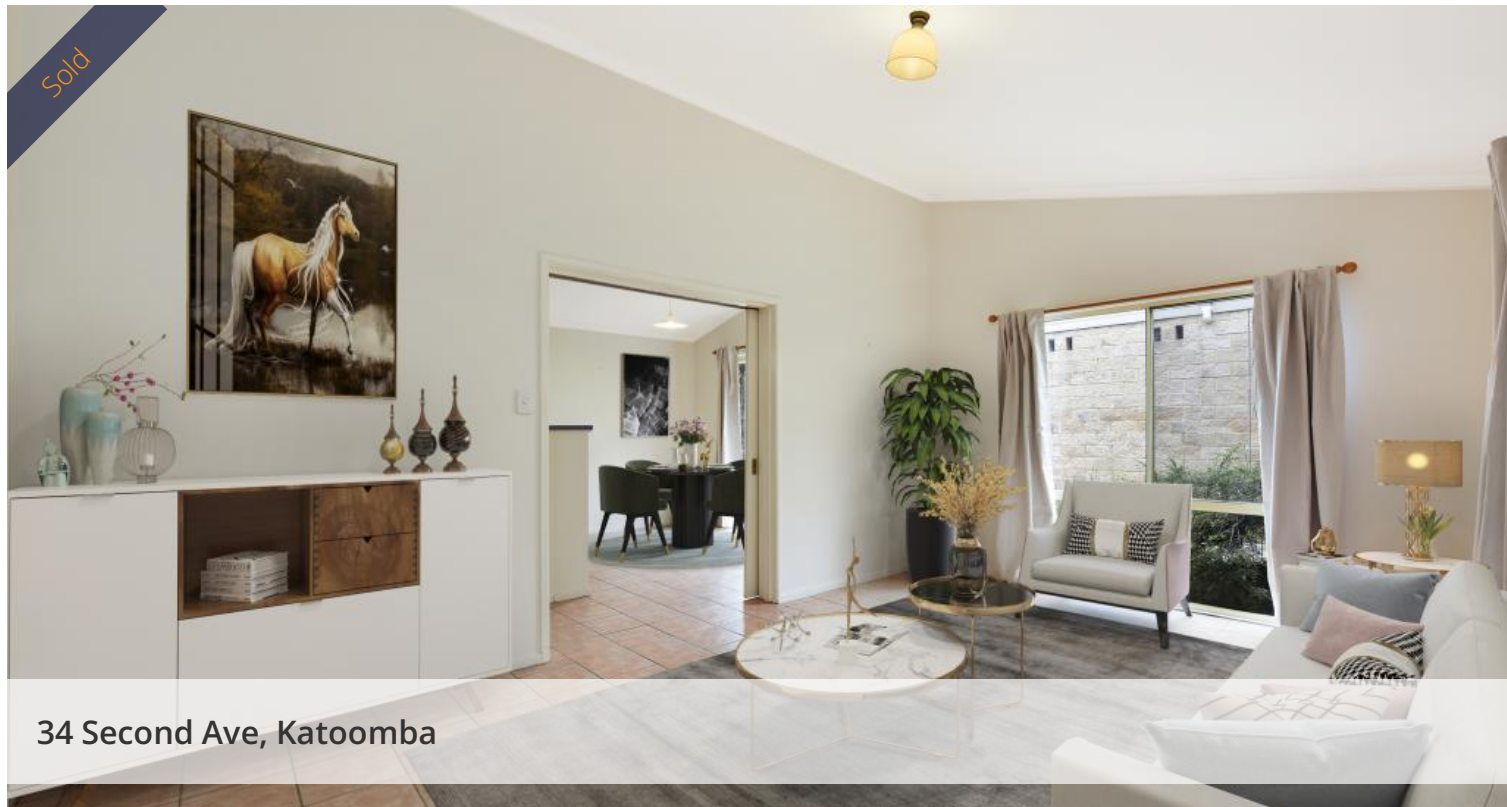


Sold



34 Second Ave, Katoomba



## MOUNTAINS LIFE, AFFORDABLE PRICE!

Set back from the street and privately tucked behind the established garden is this attractive weatherboard home.

It's perched high on a 1,012sqms block enjoying an elevated outlook. With side access to the yard via an easement, it's screaming for a studio or workshop (stca).

There's separate living and dining rooms with tiled floors and high ceilings.

Whilst the bedrooms aren't huge, each one enjoys a leafy outlook, ducted gas heating and built-in robes. There is a separate study/office with a great leafy outlook which could easily double as a 5th bedroom.

The combined laundry/bathroom offers a bath and an adjacent second WC.

If you're looking for low maintenance, you'll love the natural bush backyard and the kids will love exploring it even more.

There is a huge under-house storage area (which we'd turn into a workshop).

You'll love the lifestyle on offer with walking trails 400m away, your local café 650m away, the local park 1.1kms away and the stunning Minnehaha Falls Reserve just 1.9kms away. For convenience, Katoomba North Public School is 900m from your front door.

🛏 4 🌳 1 🚗 2 📏 1,012 m2

**Price** SOLD for \$775,000

**Property Type** Residential

**Property ID** 1536

**Land Area** 1,012 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**

This comfortable house would make an ideal first home or investment.

Land size: 1,012 sqms

Council rates: \$1,898.19 pa

Council zoning: LEP 2015, E4 – Environmental Living

Rental potential: \$550.00 - \$600.00 per week

*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.*