Sold

35 Victoria St, Katoomba

STUDIO FLEXIBILITY!

This terrific home sits on a sunny 643sqms block and benefits from an attached studio. The flexible R2 zoning also gives you so many options.

Rent out part, run a small business from home or invite extended family or friends – your choice!

It's been updated in recent times but there is still scope to add further value if you'd like. Accommodation includes separate living & dining areas with flued gas heating, neat kitchen overlooking the charming garden, tidy bathroom with separate bath and shower, built-in robes in the two bedrooms and fresh paint. We love that every room enjoys a leafy outlook.

The studio is separate to the home but is under the same roof-line giving you separation and privacy but would be easy to use as one whole three bedroom home. The studio is light and bright, overlooks the beautiful garden, has storage, a bathroom and an area that could easily become a kitchenette.

The home is further complimented by a carport and parking for up to a further two vehicles, laundry and garden shed.

Young families will love the fact that the local primary school is just 100m away! The local park is 300m away, your local café 900m away, and the stunning Minnehaha Falls Reserve just 2.1kms away.

🛏 3   🚿 2   🚗 2   ▢ 643 m2

Price	SOLD for $790,000
Property Type	Residential
Property ID	1537
Land Area	643 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

LIBERTY

This location plus the flexibility on offer makes this a desirable package. Get in quick!

Land size: 643sqms
Zoning: R2 (low density residential)
Rental potential: Around $500pw