



89 Stuarts Road, Katoomba



## PRIME SOUTH KATOOMBA LAND WITH DA APPROVAL!

All the hard work is done, you're ready to build!

Located just 200 metres from the old Katoomba Golf Course and just 1.4kms to the breathtaking Cahill's Lookout is this brilliant 1,219sqms block of land.

The current owner was just about ready to commence building but a change of circumstances now presents YOU with an AMAZING opportunity.

- DA approval for a 3 bedroom, 2 bathroom house – DONE!
- Builders estimate – DONE!
- Heavy clearing – DONE!
- Driveway – DONE!
- Fences installed on 2 sides – DONE!
- Sewer lines – DONE!
- Surveying – DONE!

The block also has potential views of the distant Escarpments.

The location is brilliant. In addition to the old Golf Course and stunning lookouts nearby, you are also just a short trip to the Katoomba Sports & Aquatic Centre and the Town Centre.

A great opportunity to build a delightful Mountains home!

📏 1,219 m2

**Price** \$475,000 - \$500,000

**Property Type** Residential

**Property ID** 1552

**Land Area** 1,219 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**

Indicative land borders on the images may not be 100% accurate and clients should refer to the survey report in the contract of sale to make an informed decision.

Approx size: 1,219sqms

Approx land dimensions: 19m x 61m

Council rates: \$504.57 pq

*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.*