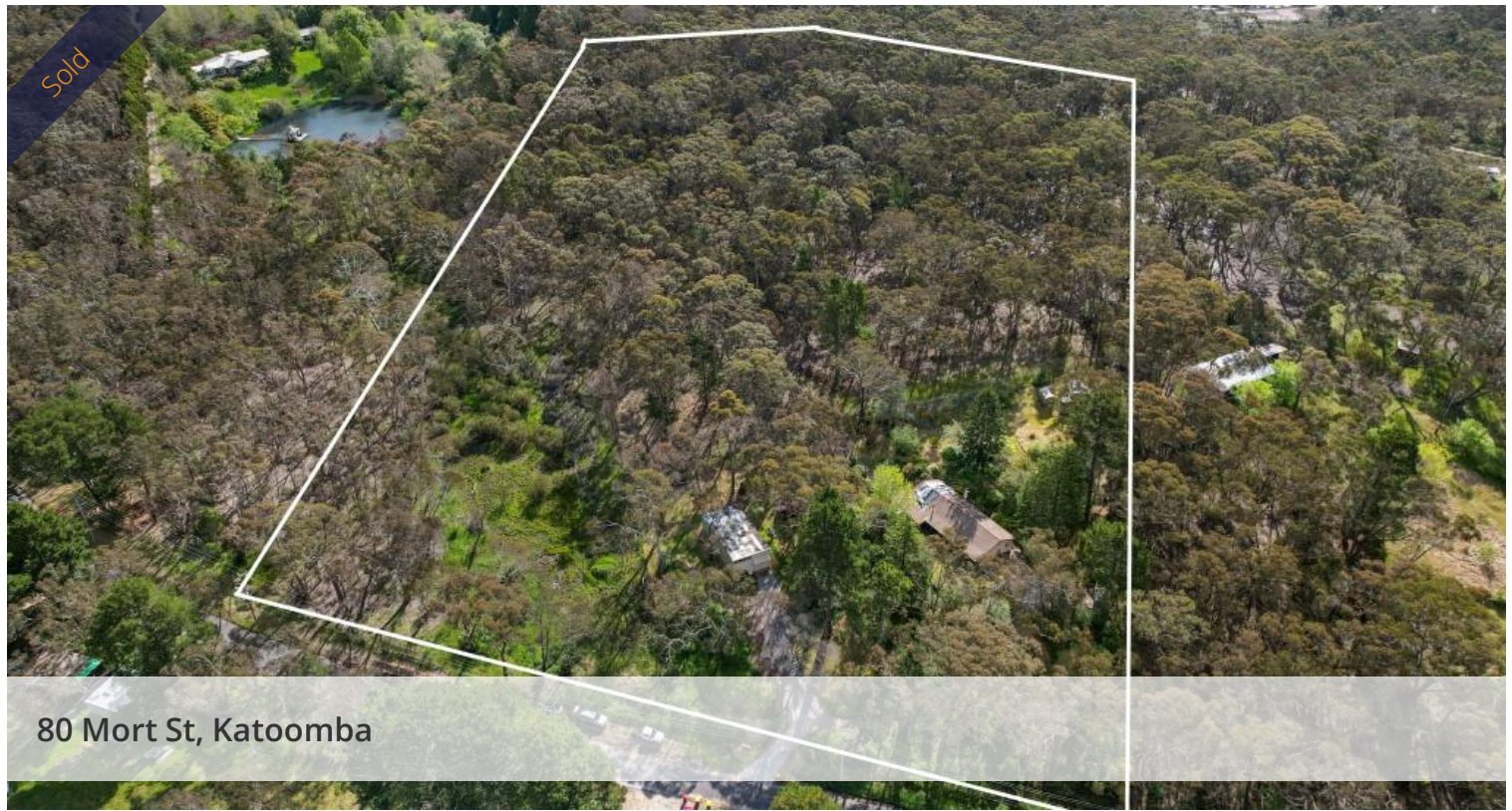




SO MUCH POTENTIAL!

Have you ever wished for a semi-rural setting but want the convenience of being a short trip to town? Welcome to 80 Mort Street, Katoomba!

80 Mort Street sits on a wonderful parcel of land 14.65 acres in size yet is only 5 minutes drive to Katoomba's town centre. The block consists of an incredibly spacious 1br home, several sheds and a brilliant studio which was home for 36 years to the internationally renowned printing press – 'The Wayzgoose Press'.

THE HOME

For most parts, the current home is very comfortable and enjoys a leafy outlook from most windows. Features include:

- Brick/render external walls
- Open plan living/dining area with gas fireplace
- Incredible family area/library with soaring cathedral ceilings and built-in bookshelves
- Renovated kitchen
- Renovated bathroom
- Office/study
- Bedroom with built-in robes and walk-in (previously used as a photography dark room)

🛏 1 🚿 1 🚗 4 📏 59,324m²

Price SOLD for \$1,210,000

Property Type Residential

Property ID 1600

Land Area 59,324 m²

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

Waterloo

169-175 Phillip St Waterloo NSW

2017 Australia

02 8399 0340

LIBERTY

THE STUDIO

The studio was run as an incredibly successful printing press but would also suit car collectors, business use (stca), storage or a machinery shed.

Features include:

- Spacious 100sqms footprint (approx)
- Slow combustion fire
- Kitchenette
- Small mezzanine
- Painted concrete flooring
- Excellent natural light
- Separate electricity metre and 3 phase power

THE LAND

The land consists of a landscaped area around the home, a 'paddock' with a small watercourse running through and predominantly native flora everywhere else.

There is plenty of room for a second dwelling (stca).

You'll share the land with a family of Kangaroos, Wallaroos and a plethora of birdlife (our favourite being the Corellas).

If you have a passion for self-sufficiency, then this is for you! There are already several fruit trees, sheds and a huge rain water tank. The previous harvests of raspberries were epic!

This is a rare opportunity offering limitless options. It would make an incredible home, weekend retreat, business opportunity or co-housing opportunity. What would you do?

Inspect: Fridays 1.00 – 1.45pm & Saturdays 1.00 – 1.45pm

Auction: Onsite 26th November 2022 @ 4.00pm

Land size: 59,324 sqms (14.65 acres)

Zoning: C4 – Environmental Living

Council rates: \$1,053.15 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.