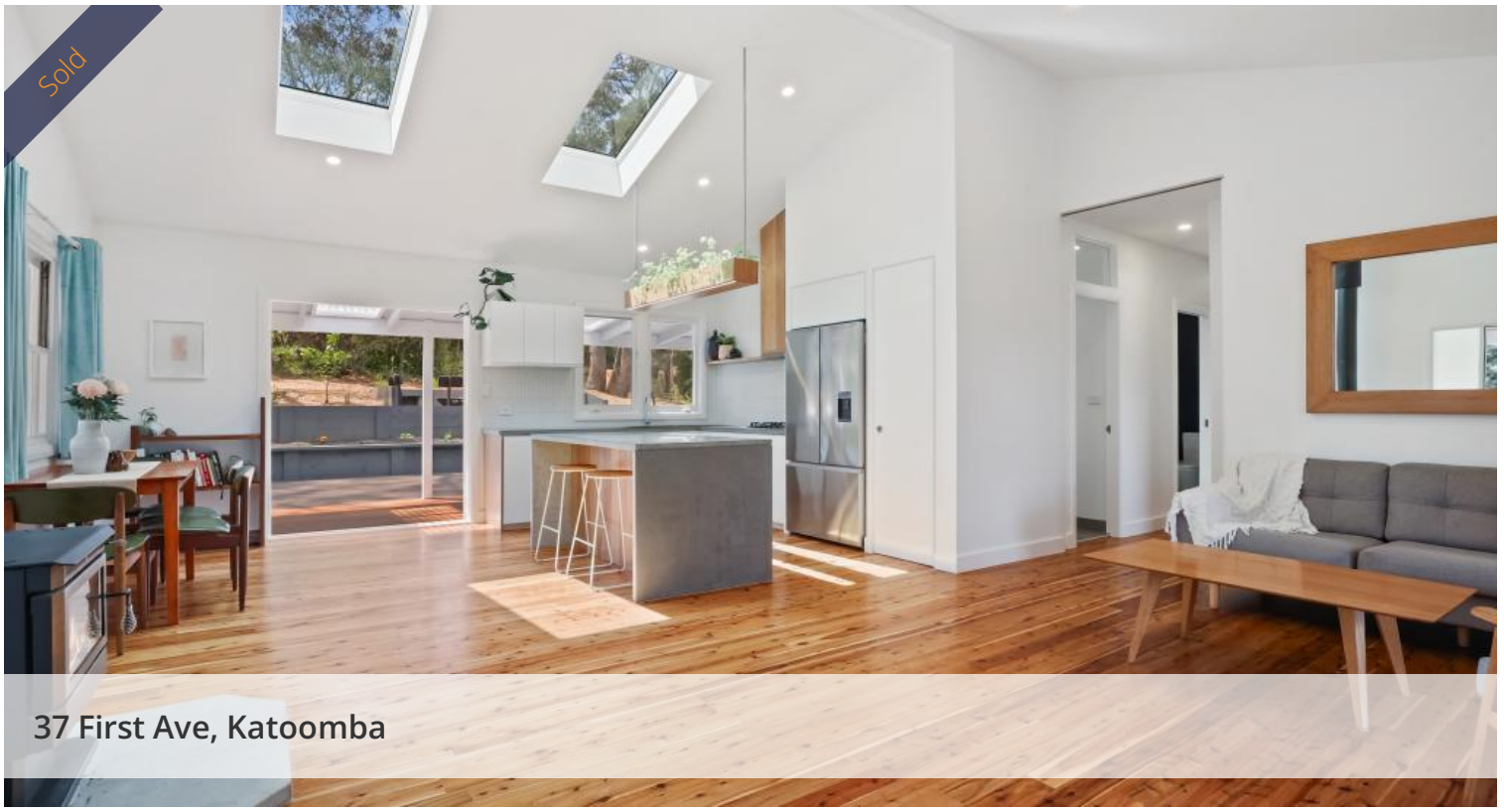







STUNNING RETREAT AMONGST THE TREES!

3 2 2 1,011m2

Renovations rarely come as good as this. The living area floorboards have been expertly sanded and polished. The bedroom carpets are as new. There's a fresh coat of paint on every wall, door, window frame and balcony railing. Natural light streams in throughout.

Even the placement of skylights is brilliant: above the island bench in the kitchen — with a hanging herb garden growing in the light; directly above the bath, so you can lie there at night and look up at the stars.

There are three generous bedrooms with BIR; two chic bathrooms; a sunroom that offers versatile uses; a laundry with heaps of storage; a large open living area under raked ceilings; and a deep verandah that wraps around three sides of the house with French doors opening onto it from multiple rooms.

Built high on the hill, surrounded by native landscaping and with bush views, it's easy to forget you're not way out in the scrub. In fact, this superb home is only about 5 minutes drive from all the amenities of Katoomba. It is a couple of blocks from the school. And just down the road from extensive dog walking and mountain bike riding tracks.

This is a beautiful home in a fabulous location.

Even the building inspector said it is one of the finest renovations he's ever

Price	SOLD for $975,000
Property Type	Residential
Property ID	1601
Land Area	1,011 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

LIBERTY

seen.
We can think of no higher praise!

FEATURES
• New roof
• Fully insulated
• Slow combustion heating
• Gas bayonet
• New carpets
• Polished timber floors
• Elegant sliding door to separate living space
• New appliances
• Skylights
• Wrap around verandah
• Low maintenance native landscaping
• Bush and treetop views

Land size: 1,011 sqms
Zoning: C4 – Environmental living
Council rates: $561.70 pq

Rental estimate: $600 - $650pw

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.