

Sold



125 Narrow Neck Rd, Katoomba



WELCOME THE WILDLIFE!

That's right. The wildlife will come to you if you're patient. The backyard of this fabulous property has a direct corridor to the bush. So a bird bath full of water is known to attract a variety of fauna – from parrots to wallabies. Rumours of a Yowie are probably just local folklaw.

This beautiful, rendered home is comfortably split over two levels with high raked ceilings covering both, giving you a wonderful feeling of space in most rooms. On one side of the entrance are two bedrooms and a bathroom. On the other, you have the laundry and a spacious double garage big enough for two cars, a workshop, pushbikes and maybe even a kayak.

Down a few stairs from the vestibule, you enter the expansive open plan lounge/dining/kitchen that looks out through a row of picture windows to bush in the west. As does the huge adjoining main bedroom, which shares the same big windows and high ceiling. The ensuite with a spa bath and shower is bigger than most main bathrooms.

There are floorboards throughout the living areas and carpets where you'd expect them in the bedrooms.

Temperature control is taken care of: central heating, a gas fireplace and reverse cycle air-conditioning.

There is also quite a bit of storage under the rear balcony. Currently used

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Price	SOLD
Property Type	Residential
Property ID	1629
Land Area	1,976 m2

Agent Details

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LIBERTY

mainly as a garden shed, it could perhaps be enclosed for other purposes, like a gym. Under the house is even more space.

There are two renowned lookouts within easy reach of the property – Narrow Neck and Cahills. Each offers a different view from what you get from the rear balcony.

Also nearby:

- Sports and Aquatic Centre with its brand new outdoor pool;
- Scenic World;
- The extensive parklands that were once Katoomba golf course;
- A growing bar and restaurant precinct at Katoomba;
- Cultural Centre with regular touring exhibitions;
- Choice of 3 major supermarkets.

Land size: 1,976 sqms

Zoning: C4 – Environmental Living

Council rates: \$585.47 pq

Rental potential: \$700 - \$750pw

Features

High ceilings

Solar panels

Instant gas hot water

Reverse cycle aircon

Central heating

Gas log fire

Spa bath in ensuite

Rear verandah is 2.3m deep

Views

Remote controlled garage door

Laundry storage

Low maintenance gardens front and rear

Wildlife visitors

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