



29 Minni Ha Ha Rd, Katoomba



## SOMETHING FOR EVERYONE!

This solid brick home sits on a sunny 809sqms block with a terrific 20m frontage. You could move in 'as is', give it a quick spruce up or extend and create your dream home! There's even room for a Granny Flat!!

The living room is spacious and benefits from floor to ceiling glazing, slow combustion fire and a handy nook which would make a great study. There's a separate dining area with sliding doors which flows onto the backyard.

If you like a spacious kitchen, you're in luck! There's a bathroom with separate WC and adjacent laundry which is screaming to be turned into a second bathroom.

Two of the three bedrooms enjoy built-in robes.

Both the front and rear yards are a great size. The backyard is fully fenced. The extra large driveway can easily accommodate a caravan, RV, truck or trailers.

There's also a garage which would make a great workshop.

The street is named after 'Minnehaha Falls' – a natural wonder where the trail head is located at the end of the street just 900m away.

You'll also love that your local café is just 300m away and the local Primary

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**Price** SOLD for \$680,000  
**Property Type** Residential  
**Property ID** 1632  
**Land Area** 809 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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

**LIBERTY**

School and Park around 800m away.

Add this one to your list to inspect!

Land size: 809sqms

Zoning: C4 – Environmental Living

Council rates: \$490.90 pq

Rental potential: \$520 - \$540pw

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