



59 Victoria St, Katoomba



Affordable, Convenience and Comfort

Recently painted throughout, this delightful, modest cottage is ready to move straight into. Featuring three comfortable bedrooms (two with BIR), an attractive/lounge dining room and a bathroom that was updated only 12 months ago.

A good size kitchen suits modern tastes, particularly with a gas cooktop.

The backyard enjoys the morning sun, and the west facing rooms are warmed by the afternoon sun.

Superbly perched on the high side of the road, you look across at trees and bush, not houses.

This magnificent little property is perfect for:

- a first home buyer
- a downsizer
- or an investor.

Your low maintenance backyard is already set up for home grown produce – including a busy herb garden and blueberry bushes. And there's still plenty of room for your favourite vegies and fruit trees.

It is fully fenced with plenty of room for kids and dogs to run around.

3 1 1 772 m²

Price SOLD for \$730,000
Property Type Residential
Property ID 1647
Land Area 772 m²

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

LIBERTY

Located roughly halfway between the delightful Minni Ha Ha Falls and the Katoomba shopping precinct this tidy home offers an attractively convenient lifestyle.

In fact, the vendor, often walks to town for a coffee and a cake. If you'd prefer the bus, it stops nearby.

The local school is around the corner.

For over 25 years she has been happy and comfortable here.

We're pretty sure you could be too.

- Features

Built in robes in 2 bedrooms

Gas cooking

Recently painted

Bathroom renovated 12 months ago

Separate toilet

Insulated

Fully fenced backyard

Garden shed

Carport

Land size 771sqm (feels bigger!)

Zoning: R2 - Low density residential

Council rates: \$520pq

Water rates: \$160pq

Rental potential: approx \$500 - \$530pw

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