

Sold



8/6A Vale St, Katoomba



## PARK-SIDE HOME, HOUSE-LIKE PROPORTIONS!

Offering fantastic views over the adjacent Kingsford Smith Memorial Park, this incredibly spacious home feels more like a house than a townhouse!

Superbly located just 285 metres from the top of Katoomba Street (the start of Katoomba Village) and offering a low maintenance lifestyle, accommodation comprises:

### ENTRY LEVEL

- Spacious open plan living/dining with polished timber floors, ceramic heater and large windows offering a fantastic outlook
- Entertaining deck off the front, 45sqms courtyard to the rear
- Large functional kitchen with stone benchtops, gas cooking and dishwasher
- Great sized laundry and separate toilet

### UPPER LEVEL

- Three bedrooms (two with built-in robes)
- Main bedroom has great views over the park, a bay window and an ensuite
- Modern main bathroom with combined bath and shower

Other features include ducted gas heating throughout, solar panels and a

3 2 2 225 m<sup>2</sup>

**Price** SOLD for \$780,000  
**Property Type** Residential  
**Property ID** 1723  
**Land Area** 225 m<sup>2</sup>  
**Floor Area** 172 m<sup>2</sup>

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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

**LIBERTY**

huge 53sqms double lock-up garage with remote door.

Convenience does not get better with great food & coffee just moments from your home. The train station is 300 metres away.

Katoomba is renowned for it's outdoor recreational pursuits. Whether you're into rock climbing, trail running or bushwalking, you're just a short distance from it all.

So whether you are looking for a great investment, weekender or a full time home in an epic location, this is a fantastic opportunity!

Size: 172sqms + 53sqms garage

Rental potential: Around \$570 pw

Council rates: \$343.40 per quarter

Strata levies: \$1,001.05 per quarter

*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.*