

Sold



32 Acacia St, Katoomba



A MOST ENVIABLE LOCATION!

This wonderful property is just across the road from the vast parkland that used to be Katoomba Golf Course. Now known as the Planetary Health Precinct.

It is walking distance to two magnificent lookouts.

Scenic World is just down the road.

And the town centre is barely 5 minutes drive away.

So, a most enviable location.

As everyone knows, the Mountains can get a bit brisk in winter. Such that the vendor put in double glazing. They reckon this lifted the winter temperature by 10 degrees! Which also reduced their heating bill – so a double benefit.

They also added underfloor insulation — at least, as far as crawl space allowed!

The fabulous wooden floorboards have just been sanded and stained.

There are two north facing sunrooms, which add to the versatility of this lovely old house.

Bathroom and kitchen renovations are not for the faint-hearted. Which is a further attraction of this house. Because both have been completed in recent years.

 3  1  1  882 m²

Price	SOLD
Property Type	Residential
Property ID	1731
Land Area	882 m ²

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

LIBERTY

The kitchen not only has a great induction stove in an island bench. It also boasts an inactive AGA stove which could be brought back to life. Most owners leave their AGA on all through winter for its wonderful ambient heat.

And who doesn't love a deep bath and underfloor heating!

The back verandah, garage and workshop are ripe for re-invention. But doing so will only add value to the property. And fixing those things over time is a small price to pay to live in such a magnificent area.

It really is hard to think of a more perfect location in Katoomba.

Inspect: Wednesdays 5.00 – 5.30pm & Saturdays 12.00 – 12.30pm

Auction: Onsite Saturday 27th April 2024 @ 4.30pm

Land size: 882 sqms

Zoning: C4 – Environmental living

Council rates: \$605.70 pq

Rental estimate: \$550 pw

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.