



58 Mort St, Katoomba



COMFORTABLE + COSY COTTAGE!

There is so much to love about this character-filled, renovated cottage!

It's conveniently located just 470m to the popular Melrose Park and 1.7kms to Katoomba Train Station and Town Centre. There's also a bus stop just a short walk across the road.

Elevated on a low-maintenance 783sqms block, every room enjoys a leafy outlook.

Accommodation comprises:

- Spacious formal living area with delightful adjacent reading room
- Separate, spacious dining room
- Timber floorboards in all living areas
- Quality timber kitchen with gas cooking, dishwasher and integrated wine rack
- Clever concealed laundry area off the kitchen
- Large renovated bathroom with velux skylight above the shower
- Leafy outlook from all 3 bedrooms
- Ducted gas heating throughout
- Tiered rear yard with pond, decking area with outdoor toilet, under-cover BBQ area

Other features include a lock-up garage with access to huge under-house

3 1 2 783 m2

Price	SOLD
Property Type	Residential
Property ID	1747
Land Area	783 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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169-175 Phillip St Waterloo NSW
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LIBERTY

storage, separate carport, insulation under-floor and in ceilings and a roof replacement with solar panels installed just two years ago.

The front yard could easily accommodate several vehicles or an RV/caravan. It could make a prime spot for a studio as well!

For more information or to book a private inspection, contact Marc Fitzpatrick on 0400 098 713 or marc@liberty.net.au

Land size: 783sqms

Zoning: C4 – Environmental Living

Council rates: \$1,515 pa

Rental potential: Around \$600pw

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