

75 Narrow Neck Rd, Katoomba







DON'T JUDGE A BOOK BY ITS COVER!

An initial glance from the street gives you no clues as to what lies behind the front door of this unassuming timber clad home.

What appears to be a humble cottage is actually a sprawling family home with delightful views of the bush from most rooms. Room for the dog & room for the kids to grow!

Spread over multiple split levels, you'll love the space on offer & the flexible floorplan. Accommodation comprises:

- Handy office/study adjacent to the entrance
- Spacious living area with high, raked ceilings
- Large open plan family/dining with slow combustion fire & floor to ceiling glazing
- Flows onto a full length deck with a wonderful bush outlook (amazing sunsets)
- Great kitchen with solid timber benchtops, 5 burner gas stove, dishwasher & walk-in pantry
- Four bedrooms all with wardrobes, three have a bush outlook (main has a walk-in robe and en-suite)
- Two updated bathrooms
- Separate WC
- Large laundry
- Gas heating

The lower level consists of a great sized workshop with garage door. It would

4 2 2 1,740m2

Price	$995,000
Property Type	Residential
Property ID	1779
Land Area	1,740 m2

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LIBERTY

also be suitable to store bikes, trailers or a great space to restore a classic car.

The rear yard has a tier consisting of a level lawn, raised veggie patches and a shed. Stairs lead down to the natural bushland the kids will love!

In terms of location, there are literally dozens of lookouts, bushwalks, waterfalls, parklands and an off-leash dog park within walking distance. Katoomba Village and Train Station are just 2.2kms away.

Flexibility is key here and it would be ideal as a large family home, work from home, co-housing or a holiday home.

Land size: 1,740 sqms
Zoning: C4 – Environmental Living
Council rates: $503.80 pq

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