



12 Station St, Katoomba



GREAT POSITION + PERIOD CHARM!

Located in one of Katoomba's most popular tree-lined streets is this wonderful period style double brick home adorned with character features from the Federation and Art Deco eras.

You'll love the convenience on offer – just 390m to Katoomba Train Station and Town Centre, 380m to 'The Edge' Cinemas and a 660m stroll to the recently opened 'Factory Bar' (specialty Gin Bar).

The sunny 829sqm block benefits from R2 zoning offering the ultimate flexibility.

Accommodation comprises:

- East facing front verandah leading into a wonderfully wide entrance hall
- Two great sized bedrooms on either side, both with bay windows (one with a decorative fireplace)
- Good sized third bedroom with decorative fireplace and built-in robe
- Huge formal lounge with open fireplace and bay window with built-in seating
- Country style timber kitchen with gas cooking and pantry
- Adjacent dining with French doors flowing onto an expansive covered deck
- Lovely leafy outlook from the deck
- Period style bathroom with iron claw foot bath and pedestal sink
- Huge under-house storage incorporating laundry with original copper sink!
- Timber flooring, high ceilings, decorative picture rails and wall panelling

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Price	SOLD
Property Type	Residential
Property ID	1789
Land Area	829 m2

Agent Details

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Office Details

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LIBERTY

Modern features include ducted gas heating throughout, solar panels, two rainwater tanks with pump and NBN internet.

An added bonus is the huge space inside the roof. Currently it's in it's original state but with a small amount of work, it would make an incredible attic room.

The backyard is low maintenance and large enough for kids & pets to run around or take advantage of the R2 zoning and build a Granny Flat/Second Dwelling (subject to council approval).

A wonderfully comfortable home 'as is' but scope to convert into your dream home too!

Land size: 829 sqms

Zoning: R2 – Low density residential

Council rates: \$567.60 pq

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