

Sold



96 Barton St, Katoomba



## ATTENTION FIRST HOME BUYERS, DEVELOPERS + RENOVATORS!

What an amazing opportunity....for everyone!

This humble 3 bedroom home sits on a sunny, reasonably flat, 753sqms, R2 zoned block. We also have the ADJACENT block coming up for separate sale shortly which combined, would offer 1,500sqms of R2 zoned land.

Whilst dated, the home has been incredibly well maintained and you could certainly move straight in.

Accommodation includes:

- Living area with ceiling fan, reverse cycle air conditioning and a gas (flued) heater
- Combined dining/kitchen with gas cooking
- Three bedrooms
- Neat bathroom
- Full length undercover deck overlooking the backyard
- Laundry accessed from rear deck

The backyard is sunny and flat. The kids and pets will love it or perhaps build a studio?

The front yard has an array of beautiful plants and ornamental garden beds.

It's not just the potential that makes it a great opportunity, it's also the location!

 3  1  753m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1816
<b>Land Area</b>	753 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**

Bus stop: Across the road

Café: 200m away

Primary School: 300m away

Park: 300m away

Minnehaha Falls trail head: 1.4kms away

'Factory Bar' (Gin bar): 1.6kms away

Opportunities like this do not come along often. Don't miss out!

Inspect: Fridays 12.00 – 12.30pm & Saturdays 12.00 – 12.30pm

Auction: Onsite 9th August 2025 @ 3.30pm

Land size: 753sqms

Zoning: R2 – Low Density Residential

Rental potential: Around \$500.00 per week

*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.*