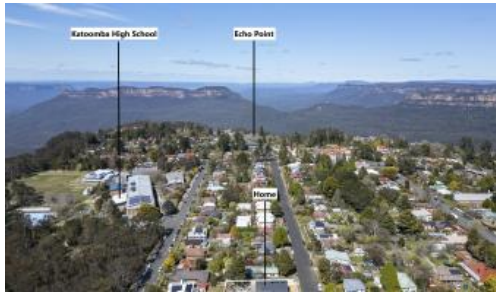




38 Darley St, Katoomba



## ABSOLUTELY STUNNING!

This stunning home has undergone a complete renovation/extension using quality materials to the highest standards.

It's a stone's throw to EVERYTHING and with R2 zoning and two street frontages, the potential for a future Studio or Granny flat addition makes it a compelling opportunity.

Once inside, the floorplan is flat throughout with no stairs.

Accommodation comprises:

- Formal entry, engineered Oak flooring throughout
- Incredibly spacious living & dining with high ceilings and integrated bar area
- Stunning kitchen, oversized island, induction cooking, bespoke stone
- Double sliding doors flow onto a full length entertaining deck
- Four bedrooms (three of which have custom wardrobes and integrated desks)
- Main bedroom benefits from a custom walk-in robe
- Three bathrooms fusing contemporary & vintage design – heated floors in all
- Large laundry with an abundance of storage, stone tops and drying rack
- Ducted reverse cycle air conditioning throughout

Other features include extensive use of LED lighting, flyscreens, rainwater tank, low maintenance native landscaping and a remote lock-up garage with extra storage + sink.

🛏 4 📶 3 🚗 2 📏 853m2

**Price** \$1,590,000  
**Property Type** Residential  
**Property ID** 1832  
**Land Area** 853 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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 169-175 Phillip St Waterloo NSW  
 2017 Australia  
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**LIBERTY**

In terms of convenience and lifestyle options:

High school: 200m away

Closest cafe: 205m away

Katoomba Falls: 730m away

Primary school: 820m away

Echo Point: 900m away

Prince Henry Cliff Walk: 980m away

Katoomba Town Centre: 1.2km away

Leura Cascades: 1.7km away

Train Station: 1.8km away

Spacious, convenient & stunning. Don't miss it!

Land size: 853sqms

Zoning: R2 – Low Density Residential

Council rates: \$755.00 pq

*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.*