



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 2 853 m²

Price \$1,700,000 - \$1,750,000

Property Type Residential

Property ID 1832

Land Area 853 m²

Inspection Times

Sat 14 Feb, 11:30 AM - 12:00 PM

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

Waterloo

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L I B E R T Y

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

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