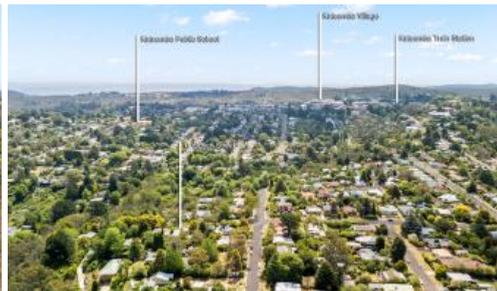
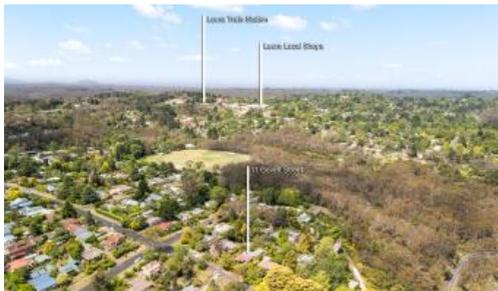


11 Govett St, Katoomba



## WONDERFUL HOME, SUPERB LOCATION!

Combining 1950's character and a contemporary Asian-influence, this eclectic cottage offers purchasers the best of both worlds.

Situated within a tightly held & quiet cul-de-sac, it's perfectly located halfway between Leura Village and Katoomba Town Centre.

Highlights include:

- Three bedrooms located at the front of the house, all with new blinds and polished timber floors. One featuring air conditioning & ornamental fireplace
- Massive fourth bedroom 'suite' located in the rear wing featuring walk-in robe and en-suite
- Spacious open plan living/dining with huge picture windows overlooking the gorgeous Asian-inspired landscaped gardens
- Floor to ceiling glazed doors flow onto wrap-around decks
- Neat & tidy kitchen
- Second bathroom with heated flooring & large adjacent laundry
- Ducted gas heating, fresh internal paint, linen closet, ornamental fireplace
- Oversized lock-up garage ideal as workshop or future studio

The tranquil gardens are such a relaxing place to be and assures total privacy.

In terms of convenience and lifestyle options:

Peter Carroll oval: 380m away

🛏 4 🚶 2 🚗 1 📏 610m<sup>2</sup>

**Price** \$1,090,000  
**Property Type** Residential  
**Property ID** 1849  
**Land Area** 610 m<sup>2</sup>

### Inspection Times

Sat 16 May, 11:15 AM - 11:45 AM

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

Waterloo  
 169-175 Phillip St Waterloo NSW  
 2017 Australia  
 02 8399 0340

**LIBERTY**

Leura Cascades: 850m away (via trail)  
Kingsford Smith Memorial park: 1.050km away  
Katoomba Town Centre: 1.35km away  
Katoomba Train Station: 1.35km away  
Leura Mall: 1.35km away  
Leura Train Station: 1.55km away

Land size: 610 sqms

Council zoning: C4 – Environmental living

Council rates: \$561.00 pq

Rent potential: Around \$800pw

*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.*