



## 10 Banksia Park Rd, Katoomba



### WONDERFUL ESCARPMENT HOME!

Perched on the escarpment overlooking the Jamison Valley and backing directly onto Prince Henry Cliff Walk is this wonderful & unique Blue Mountains home.

A lot of work has been conducted to the home in recent times and it's now a fusion of modern, open plan living with traditional and eclectic features.

There's also an added bonus of DA approval for an extension including two more bathrooms and an amazing bedroom wing overlooking the Valley.

Accommodation comprises:

- Large formal lounge with incredibly high ceilings, gorgeous bay window and slow combustion fire
- Huge wrap-around family & dining area with modern cedar windows, parquetry floors and sensational views over the National Park
- Polyurethane kitchen with stone benchtops, gas cooking and bi-fold windows for easy access to the servery on the deck
- Full length entertaining deck with LED downlights, electric heaters and stone servery/bar area
- Flexible floorplan offering 3-4 bedrooms (one would be ideal as an office or further living room)
- Renovated bathroom and new laundry

🛏 4 🚧 1 🚧 1 1,539 m<sup>2</sup>

**Price** \$1,290,000 - \$1,350,000

**Property Type** Residential

**Property ID** 1851

**Land Area** 1,539 m<sup>2</sup>

#### Inspection Times

Sat 14 Feb, 10:45 AM - 11:15 AM

#### Agent Details

Marc Fitzpatrick - 02 4784 1991

#### Office Details

Waterloo

169-175 Phillip St Waterloo NSW

2017 Australia

02 8399 0340

**L I B E R T Y**

Other features include an enclosed carport, near new paint, carpet and light fittings.

Situated in an incredibly quiet cul-de-sac with brilliant neighbours yet only 1.3kms to Katoomba's vibrant café and bar scene.

Here's your chance to secure a home overlooking the Unesco listed Blue Mountains National Park at a fraction of the price some of the nearby homes have been going for.

For more information on this amazing opportunity, contact Marc Fitzpatrick on 4784 1991 or [marc@liberty.net.au](mailto:marc@liberty.net.au)

Land size: 1,539 sqms

Council rates: \$3,842.00 per annum

Council zoning: C4 – Environmental Living & C2 – Environmental Conservation

*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.*