



26 Station Street, Katoomba



SPACIOUS COTTAGE IN SUPERB LOCATION!

Located in one of Katoomba's most popular tree-lined streets is this spacious cottage with the charm of a weatherboard but built in modern times.

You'll love the convenience on offer – just 470m to Katoomba Train Station and Town Centre, 380m to 'The Edge' Cinemas and a 570m stroll to the 'Factory Bar' (specialty Gin Bar). For the sporty types, Katoomba Tennis Courts are just 100m away!

The sunny 411sqm block still has room for the kids and pets to spread out but is low maintenance enough to allow you to relax on weekends instead of upkeep!

Accommodation comprises:

- East facing bull-nose verandah
- Large formal lounge room
- Separate family/dining with French doors flowing onto an expansive deck
- Lovely outlook from the deck
- Clean and functional gas kitchen
- Functional bathroom with bath
- Three spacious bedrooms all with built-in robes
- Great sized internal laundry (potential for second bathroom)
- Huge under-house storage
- Off street parking at the front of the home

Modern features include ducted gas heating throughout, solar panels and

3 1 1 411m2

Price \$850,000 - \$920,000

Property Type Residential

Property ID 1881

Land Area 411 m2

Inspection Times

Sat 08 Aug, 2:00 PM - 2:30 PM

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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LIBERTY

large rainwater tank with pump.

The backyard is low maintenance, sunny and a great base if you want to grow your own fruit and veg.

A wonderfully comfortable home 'as is' but scope to improve and capitalise if you choose to.

Land size: 411 sqms

Zoning: R2 – Low density residential

Council rates: \$561.30 pq

Rent potential: \$680 per week +

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