

# 1 Seventh Avenue, Katoomba, NSW 2780

## Sold House

Saturday, 25 November 2023

1 Seventh Avenue, Katoomba, NSW 2780

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 553 m2

Type: House



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**\$840,000**

Discover your own tranquil haven in the heart of the mountains. Tucked away amidst a lush mountain garden, this welcoming home showcases exquisite timber finishes, an airy open-plan design, and recently renovated kitchen and bathroom. Thoughtfully crafted, the layout includes a sunroom at the rear with an abundance of glass, offering peaceful views of the surrounding bushland, a loft bedroom with warm timber linings and a perfect home office space complete the unique charm of this property. Located only a short drive to Katoomba town centre cafes, art galleries and rail access. - Slow combustion fireplace in the living plus a split air conditioning unit- High raked ceilings, timber wall panelling and easycare flooring- Stylish Kitchen with gas cooktop and ample storage space- Beautifully appointed bathroom with sophisticated fixtures and fittings- Private front verandah and a relaxing garden setting ideal for entertaining- Spacious home office area perfect when working from home- Three good sized bedrooms, two with built-in robes and garden views- Neat and tidy European laundry offering a great use of space- Underhouse storage, single carport and fenced backyard- Close by to Minnihaha Falls and bushwalking trails