

**11 Raymond Street, Katoomba, NSW 2780**

**PURCELL .**

**Sold House**

Friday, 1 September 2023

11 Raymond Street, Katoomba, NSW 2780

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 919 m2**

**Type: House**



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## Contact agent

Quintessential character mountain cottage in the heart of Katoomba, offers a convenient lifestyle with every amenity just a short stroll away. This weatherboard cottage sits in an elevated position and is surrounded by well maintained established gardens. Bursting with colour, it makes a delightful first impression..A welcoming lounge room enjoys polished original floorboards, real flame look gas heating, cooling ceiling fan and plenty of natural light. The neat upgraded kitchen has space for dining and windows looking out over the pretty flowering gardens.All bedrooms are well proportioned with ceiling fan in master and lots of natural light. The bathroom that services all is bright and airy and presented immaculately. This home offers immediate comfort and scope to further enhance in your own personal style when ready.Off street parking comes courtesy of the extended driveway and stand alone garage to the rear. Being only 2.1km from Katoomba train station and the public bus service just a few minutes from your doorstep, this is a home of absolute convenience. In addition to this, it is moments from the iconic Echo Point and all the amazing connecting bushwalks, making this home a true lifestyle choice.

Summary of Features:- Convenient location metres from public transport & the iconic Echo Point- Elevated position, weatherboard character mountain home- Polished original floorboards throughout, high ceilings, ample natural light- Well maintained throughout; upgraded bathroom and eat-in gas kitchen- Real look flame gas heater in lounge; ceiling fans in master bedroom & living- Additional off street parking courtesy of extended driveway & LUG to rear- Pretty flowering established surrounding gardens with lawn area to rear- 2.1km to Katoomba train station; metres to local bus and Iconic Echo Point

Our recommended loan broker: Hello Funding - Rebecca Rositano -  
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