

119 Waratah Street, Katoomba, NSW 2780

PURCELL.

House For Sale

Tuesday, 5 March 2024

119 Waratah Street, Katoomba, NSW 2780

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 743 m2

Type: House



Josh CameronLee
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Brenden Purcell
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\$1,150,000 - \$1,250,000

Perfectly positioned mere steps away from the eclectic, bustling town of Katoomba, this circa 1906 built quintessential mountain cottage is immediately eye-catching. Retaining its period character features, this home boasts the coveted full contemporary renovation. Upon entry into the centralised living room, high ceilings, north facing windows and sky lights, along with a neutral colour scheme, give an immediate feeling of airy spaciousness. Tasteful at every turn, the gas kitchen designed by Leicht, boasts Corian bench tops with wine storage, cleverly designed storage solutions to maximise cupboard space, Ilve freestanding oven and cooktop, instant hot/cold filtered water, integrated fridge/freezer with ice dispenser and dishwasher. The master bedroom has a spacious robe plus a shower ensuite. Both bathrooms sport stylish large format tiling. Three further generous bedrooms, complement each other with their timber lined walls and ceilings. The home seamlessly transitions out to the front patio through timber french doors. At the rear, a covered deck, perfect for those who love to entertain. The gardens are completely level, adorned with a variety of fruit trees and exotic flora. Among them, you'll find citrus marvels like lemon and lime, as well as apple and plum trees, weeping cherries, rhododendrons, roses, and an array of native plants. Additionally, a multifunctional laundry/storage studio equipped with power and water stands amidst the gardens, perfectly suitable as an artists studio or work-from-home space. The generous driveway offers off-street parking, allowing vehicle access to the backyard. Additional features to note are a 6.4kW solar panel system, 5,000L water tank, ducted gas central heating and FTTP NBN. All in all, this home carefully balances old-world charm with a contemporary renovation that leaves nothing to do except move straight in and enjoy the relaxed lifestyle of convenience it provides.

Summary of features:- c1906 built mountain cottage with contemporary renovations- Leicht-designed kitchen, with premium appliances and clever storage solutions- Master bedroom features BIR's and a shower ensuite. 2nd bedrooms with BIR- North facing windows and skylights allowing plenty of natural light- Separate laundry/studio with power and water, ideal artists studio or home office- 6.4kW solar system; 5,000L water storage; FTTP NBN- Approximately 450m to Katoomba village, 350m to Katoomba Public School and 1km to Leura Cascades