

**19 Cumberland Street, Katoomba, NSW 2780**

**Raine&Horne.**

**Sold House**

Friday, 6 October 2023

19 Cumberland Street, Katoomba, NSW 2780

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 715 m2**

**Type: House**



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## Contact agent

Uniting two eras of architecture is this spacious & stunningly presented South Katoomba home. Combining elements of a contemporary extension, modern renovation and the tail-end of the fabulous art-deco period, this original late 1940's cottage, is anything but that today! Light filled, deceptively large proportions, eco-friendly and with all other creature comforts, 19 Cumberland Street Katoomba accommodates, 3 bedrooms 1 bathroom, a central built-in library, dining room, stunning kitchen, and a sun-drenched sunken lounge-room. The recently updated kitchen comprises features such as limestone benchtops, touch-close drawers, high quality & energy efficient appliances, pull-out pantry shelving for those extra kitchen appliances along with power points in situ to keep the benchtops clear, and of course windows overlooking the rear garden. Perfect! Moving outside, one of the other key benefits/features of this property is the Studio. In a time when working from home is the new normal, having this private and beautifully prepared, heated office space is convenience & luxury all rolled into one! Keep in mind this space could also be used for guest accommodation, home gym, teenager retreat the list goes on. Accessing the studio via the divine rear garden there would be worst places in the world to call your office. Quickly on the garden, it is so well designed from fruit trees to the native plants and sitting areas, timber-work & sculptures, that you just need to come and experience it for yourself! For example, the timbers on the gate that is used to enter the rear yard, has been recycled from an old Paul Sorensen property, with the hardware on those gates made by a Shropshire Blacksmith. Or perhaps it is the peep holes placed strategically into the fence at dog height allowing Jasper (the pooch) an opportunity to see what lies beyond! This approx. 715sqm of low maintenance grounds is half way between the Village of Leura & the Township of Katoomba, again, so much to see so come and explore. Extra features of 19 Cumberland Street are an internal laundry, painted timber floors, high quality & locally made plantation shutters, SunPower 6.67kw solar system, 3 Phase Fronius Inverter, Sanden Heat Pump water system, ducted reverse cycle A/C, EV charge point that suits all EV's, R7.0 insulation in roof, designer light fittings, dog friendly fencing, NBN connection and much more. Overall, a very quiet street, where properties rarely come on the market, a must see. To view this property, contact Brenton Ebzery on 0410 613 450