

**23 First Avenue, Katoomba, NSW 2780**



**Sold House**

Friday, 29 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**

**\$960,000**

Welcome to your dream country retreat in a quiet leafy pocket of Katoomba! This charming timber cottage is a true gem, boasting everything you need for a tranquil and stylish living experience. Step inside and be greeted by the warm and inviting timber ceilings, exuding a rustic charm that instantly makes you feel at home. With four spacious bedrooms and two well-appointed bathrooms, there's plenty of room for the whole family or for hosting guests. The loft master bedroom is a true sanctuary, offering a peaceful escape from the world. Complete with an ensuite bathroom with underfloor heating and a walk-in robe, it's the perfect space to unwind and relax after a long day. Soft, natural light streams through the timber-framed windows, creating a serene atmosphere. The open plan living, kitchen, and dining area is the heart of the home, where memories are made and laughter fills the air. Prepare delicious meals in the fully equipped kitchen while enjoying the company of loved ones in the adjacent dining space. Afterward, retire to the cozy lounge room, where you can curl up with a good book or gather for movie nights. One of the highlights of this cottage is the covered entertaining area, overlooking the established cold climate gardens. Whether you're hosting a summer barbecue or simply enjoying a morning coffee surrounded by nature, this space is designed for relaxation and enjoyment. Located in the picturesque town of Katoomba, you'll have easy access to stunning natural attractions such as the Three Sisters and Scenic World. Embrace the beauty of the Blue Mountains, with its crisp air and breathtaking landscapes, right at your doorstep.\* Covered verandah surrounds the entire home\* Ambient slow combustion fireplace in living room\* Reverse cycle air conditioning units both upstairs and downstairs\* Natural gas ducted central heating\* Tall, timber lined ceilings throughout create a sense of space\* Plantation shutters throughout the home\* Modern, neutral coloured bathrooms with quality finishes\* Timber, country style kitchen with gas cooktop and dishwasher\* Lovely, established cold climate gardens surround the home