

26 Fourth Avenue, Katoomba, NSW 2780

CHAPMAN

Sold House

Wednesday, 20 March 2024

26 Fourth Avenue, Katoomba, NSW 2780

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1011 m2

Type: House



Hayley Clifton
0406966770

\$805,100

LOCATION - Positioned on the high side of a quiet street this well-maintained home has so much to offer. Situated in an easy living location, just 300m to the bus stop and 1.1km to the local school, 3km to Katoomba train station and town centre, all this plus just 1km to the local bushwalks and waterfalls.**STYLE** - Two storey brick and clad home with tile roof. Proudly sitting on a large block of 1011m² surrounded by manicured gardens.**LAYOUT** - The versatile floorplan gives this home flexibility, use the downstairs space to suit your family's needs. Entrance hall, living/study or bedroom, laundry with toilet and shower, double garage with internal access, stairs from entrance hall lead up to the living room with a balcony to both the front and back of the home, kitchen, dining area, 3 bedrooms 2 with built ins, bathroom and storage cupboard.**FEATURES** - This much-loved family home is filled with light and has open views front and back. The modern kitchen has a Miele oven and cooktop, plenty of cabinets, dishwasher and windows overlooking the rear garden filled with flowers and colour. In the living room there is a gas wood effect fire to keep you warm on those cold winter days. Wooden floors in the kitchen, living and dining areas and new carpets in the 3 good sized bedrooms, 2 with built ins. There are 2 balconies one leading from the living area to the front and one from the dining to the back of the property, light filled bathroom with shower and bath, storage cupboards, solar panels, water tanks, a greenhouse, shed and a chicken run are a few of the features in this well loved and maintained home. Double garage with internal access and plenty of off-street parking.**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.