

3 Glen Road, Katoomba, NSW 2780



Sold House

Friday, 18 August 2023

3 Glen Road, Katoomba, NSW 2780

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 1215 m2

Type: House



Paris Bennett
0412184977

\$855,000

Set back from the road behind established gardens in a family friendly cul-de-sac, this single level brick veneer home is immaculately presented. Boasting a functional floor plan with three bedrooms, three bathrooms, and a versatile studio space, this residence caters to all your lifestyle needs. The charming façade, framed by ornamental grape vines, opens to reveal a spacious, warm interior with a neutral colour scheme and light filled spaces. Situated at the front of the home, the living room is guaranteed to captivate, with timber accents and floor to ceiling bay windows that seamlessly frame the everchanging garden vistas. The galley style kitchen has gas cooking, a breakfast bar, and an abundance of bench and storage space, while the dining room provides easy connection to the outside courtyard through sliding doors. A second adjoining living space enjoys an ambient combustion wood fireplace and can be used as an informal dining space or second lounge room. Accommodation consists of three bedrooms, all with floor to ceiling windows enjoying leafy outlooks, the main with a walk-through wardrobe and ensuite. Situated amongst the gardens, a studio has been perfectly positioned to enjoy privacy with easy independent access, featuring a bathroom with laundry facilities, providing a multitude of uses. Outside, the level yard features stunning, cold climate gardens, as well as enough room for kids and pets to run and play. The large patio is the perfect space to entertain, with a built-in brick BBQ and easy connection to the home and garden. Peacefully located in a quiet, leafy neighbourhood, this property is an easy 300m walk to the local café, a short drive to the iconic and bustling Katoomba village, as well as within close proximity to local schools and world class bush walks. * Three bedrooms plus an additional studio* Three-way main bathroom, ensuite to main, plus a third bathroom located in the studio* Large kitchen with skylight, dishwasher and walk-in pantry * Combustion wood fireplace and gas bayonet heating * Rear utility/mud-room with potential for conversion to an internal laundry, current laundry located in the studio* Single carport, plus additional space for off-street parking * Sun-drenched, 1,215sqm parcel with fully fenced backyard