

**30 Second Avenue, Katoomba, NSW 2780**

**CHAPMAN**

**Sold House**

Thursday, 4 April 2024

30 Second Avenue, Katoomba, NSW 2780

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1012 m2**

**Type: House**



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## Contact agent

**LOCATION** – Privately set in a quiet street on a gently sloping block with convenient access to the Train Station and Katoomba CBD. Being less than 1km to Katoomba North Public School and local bush walks, including Minnehaha Falls, this home is well positioned for serene mountains living. **STYLE** – Traditionally identified as a Yurt, the hexagonal design of this 4 bedroom weatherboard home is captivatingly unique and with the high windows at the centre of the roof, the natural light and eyeline out to the sky is sensational. **LAYOUT** – Well placed bedrooms to the right of the entry and living spaces to the left make the most of the full length windows that look out on to the wrap around rear deck and further out to the grassed and fully fenced backyard. The central kitchen enjoys being the literal heart of the home overlooking all aspects of the living and dining spaces and backyard beyond. A large family bathroom, well concealed, offers bath and shower and separate toilet. The laundry room under house offers a second toilet and a lockable workshop space is adjacent. **FEATURES** – The paved horseshoe driveway and flourishing green front garden deliver the private entrance to this home and provides side access to the rear yard. All four spacious bedrooms offer built in wardrobes and floor to ceiling windows for lovely natural light. The kitchen offers dishwasher, wall oven and walk in pantry. A heartily warming wood fireplace is central to the whole home for absolute cosiness and the exposed timber beams add to that mountain cottage ambience. With fruit trees and a garden shed sitting amongst the impressive parcel of land of approx. 1,012sqm this is a delightful place to live life. Currently leased to a long term tenant who would love to stay, the options are yours! **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.