

**31 Seventh Avenue, Katoomba, NSW 2780**

**Raine&Horne.**

**Sold House**

Thursday, 12 October 2023

31 Seventh Avenue, Katoomba, NSW 2780

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 2605 m2**

**Type: House**



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**\$700,000**

Welcome to Possum Cottage - a sweet Mountains cottage in a peaceful Katoomba location. First home buyers and investors will delight walking into this timber weatherboard cottage and its light, cosy combined lounge / dining room with slow combustion fireplace and timber bay window with stained glass feature. Timber floors throughout the property lead to a bright kitchen with electric cooking and dishwasher. There is a good sized main bedroom at the front of the home while the second bedroom looks out on to the covered entertaining deck and beyond to the large back yard. With a pergola and separate paved patio area, the rear of the property offers plenty of space to extend the home or utilise the existing concrete slab and landscaping which is ready for a cabin or studio (STCA.) Additional features include: • Split system a/c in living area • Ceiling fan in main bed • Under house storage with power • Water tank • Large approx. 2,600sqm block • Offstreet parking with drive through access to backyard • Zoned C4 Environmental Living Close to schools, the local café and a short 5 minute drive to both Katoomba and Leura Villages, this property would make an ideal first home, weekend or holiday let.