

**310 Katoomba Street, Katoomba, NSW 2780**



**Sold House**

Friday, 3 November 2023

310 Katoomba Street, Katoomba, NSW 2780

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 777 m2**

**Type: House**



Paris Bennett  
0412184977

**\$955,000**

Enjoying a premier Katoomba location, this stunning home has been superbly renovated and presents a lifestyle of peace, comfort, and exceptional convenience. The charming façade opens to reveal spacious, sun filled interiors with many period features, such as high ceilings, wood panel detailing, picture rails and textured glass wooden sash windows that perfectly frames the leafy gardens. The floor plan has been thoughtfully considered, with the front of the property consisting of three well-appointed bedrooms, one featuring an electric fireplace surrounded by the restored mantle, and a cosy sunroom with built in shelving. A stained-glass door at the end of the entrance hall helps to keep the accommodation separate from the living spaces, allowing for privacy and seclusion. Taking advantage of its Northern aspect, the open plan living, dining and kitchen space has an abundance of natural light, with an ambient Dimplex electric fire creating an inviting, cozy space. The kitchen has stainless steel appliances and wooden benchtops, while the dining space provides easy connection to the outside terrace. Situated amongst the established gardens, the separate north-facing studio, currently used as a successful Airbnb, has hardwood timber flooring, a modern bathroom, spacious bedroom, kitchenette and cosy living area, as well as reverse cycle heating and cooling. Whether you're looking to generate extra income or accommodate visiting guests, this versatile space will surely meet your needs. The home is surrounded by lush cold climate gardens with a meandering pathway and a tranquil water feature, with an array of many different plant varieties, including mulberry trees and Tahitian lime tree. Located a short 750m walk to Katoomba village and train station, 1km to the Three Sisters lookout, embrace the Blue Mountains lifestyle with many wonderful bush walks and attractions right at your doorstep.\* Two electric fireplaces and two air-conditioning units to the main house\* Split system air-conditioning to the studio\* Country style kitchen with stainless steel appliances, induction cooktop, and large island bench with plenty of storage\* Modern, recently renovated bathrooms to both the main house and studio\* Discretely integrated laundry located in the main bathroom\* Original, recently refurbished sash windows with feature textured glass and double glazing\* Additional features: 14 Solar Panels 5.5Kw, new hot water system, block-out blinds, ample off-street parking