

32 Acacia St, Katoomba, NSW 2780

LIBERTY

Sold House

Thursday, 4 April 2024

32 Acacia St, Katoomba, NSW 2780

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 882 m2

Type: House



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Marc Fitzpatrick

Contact agent

This wonderful property is just across the road from the vast parkland that used to be Katoomba Golf Course. Now known as the Planetary Health Precinct. It is walking distance to two magnificent lookouts. Scenic World is just down the road. And the town centre is barely 5 minutes drive away. So, a most enviable location. As everyone knows, the Mountains can get a bit brisk in winter. Such that the vendor put in double glazing. They reckon this lifted the winter temperature by 10 degrees! Which also reduced their heating bill – so a double benefit. They also added underfloor insulation – at least, as far as crawl space allowed! The fabulous wooden floorboards have just been sanded and stained. There are two north facing sunrooms, which add to the versatility of this lovely old house. Bathroom and kitchen renovations are not for the faint-hearted. Which is a further attraction of this house. Because both have been completed in recent years. The kitchen not only has a great induction stove in an island bench. It also boasts an inactive AGA stove which could be brought back to life. Most owners leave their AGA on all through winter for its wonderful ambient heat. And who doesn't love a deep bath and underfloor heating! The back verandah, garage and workshop are ripe for re-invention. But doing so will only add value to the property. And fixing those things over time is a small price to pay to live in such a magnificent area. It really is hard to think of a more perfect location in Katoomba. Inspect: Wednesdays 5.00 – 5.30pm & Saturdays 12.00 – 12.30pm Auction: Onsite Saturday 27th April 2024 @ 4.30pm Land size: 882 sqms Zoning: C4 – Environmental living Council rates: \$605.70 pq Rental estimate: \$550 pw Property Code: 1731