

34 Fifth Avenue, Katoomba, NSW 2780

Sold House

Thursday, 28 March 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1985 m2

Type: House



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\$895,000

Nestled in a serene mountain setting, this charming home combines the best of traditional craftsmanship with contemporary country comfort. Raked solid cypress ceilings, wide oak floor boards and cedar trims are a warm counterpoint to the crisp white walls that define the easy flow between the spacious living areas. Each large window frames the verdant textural landscape bringing abundant natural light, filling the interiors to create an embracing haven in every season. The recently installed custom kitchen adds a touch of modern elegance with timber benchtops, Carrera marble backsplash, European appliances and ready access to the dining area and outdoor entertainers' deck at the rear. Downstairs, a generous ground floor studio space offers the ultimate in work-from-home versatility from creative workspace to professional services. The established garden with bush rock retaining walls and winding paths amongst mature native banksia, grass trees and eucalypts, attracts lorikeets, parrots, rosellas and the occasional swamp wallaby. Stands of maples, rhododendrons, laurel and other European alpine species are interwoven to create several distinct gardens within this truly private Blue Mountains sanctuary.- Cosy slow combustion fireplace, reverse cycle air conditioning and 'smart' wifi enabled panel heating to all three bedrooms- Quality engineered oak flooring throughout living spaces, and Berber wool carpet in bedrooms- Main bedroom with tranquil ensuite including walk in rain shower and skylight- Two additional charmingly appointed bedrooms with beautiful bush views- Separate living areas, both access the upper deck with 270 degree elevated treetop views into native bushland- Contemporary interiors blend classic workmanship and country warmth with a stylish modern aesthetic- Situated on an expansive block of approximately 1,985sqm that backs onto the environmental corridor to the protected bushland of the Minni Ha Ha reserve- Leafy long driveway offering total privacy from the road and off-street parking for three vehicles- Close to the train station and shops and walking distance to schools, a quirky local cafe and the famed Minni Ha Ha waterfall and bushwalking trails- Only a short drive to the vibrant Katoomba and Leura village cafes, supermarkets, cinema, boutiques and galleries- With nothing to do but simply move in and surrender to the peace, the privacy and the beauty of this eucalypt-scented mountain hideaway