

**35 Stuarts Road, Katoomba, NSW 2780**



**Sold House**

Friday, 1 September 2023

35 Stuarts Road, Katoomba, NSW 2780

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Matt Grima  
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**\$1,100,000**

Positioned on a quiet street in a peaceful pocket of South Katoomba, enjoying views over the old Katoomba golf course, this immaculate home is only 10 years old and has been lovingly looked after by one owner. This high-quality, single-level property seamlessly balances between mountains beauty and modern comforts, primely positioned to enjoy some of the Blue Mountain's best bush walks and lookouts. Boasting a flexible floor plan with large proportions throughout, this four-bedroom home with its classic street appeal and stunning established gardens offers a lot to admire. From the moment you step inside, you are greeted by a warm and inviting feel, taking in the abundance of natural light throughout. The home has been carefully designed, making it perfect for an established family, with two living rooms that allow for both connection and individual retreat. A family can enjoy their solitude in private zones and regroup in the centralised kitchen area at the heart of the home. Accommodation consists of four spacious bedrooms, the master bedroom exceptionally generous in size and basting a walk-in robe and ensuite with dual vanity. This property is an entertainer's dream, with French doors leading you through to the impressive rear deck, with built in seating, tranquil water features, a ceiling fan for the warmer days, an outdoor TV, and an impressive integrated Matador BBQ. A fully fenced lawn kept private by the established plantings is a fantastic space for kids and pets to run and play. This immaculate and impressive home represents an outstanding opportunity, set for the utmost convenience close to bushwalks, buses, shopping, cafes and restaurants.\* Reverse cycle air-conditioning, instantaneous gas H2O system & underfloor heating, plus an electric fireplace for year-round comfort\* Outstanding architectural design; enviable layout; high quality finishes\* Enviale privacy and greenspace surrounds; views directly onto golf course\* Open plan kitchen with 5-burner gas stove, Caesarstone bench tops, and a large island bench\* Entertainers delight with easy transition between the internal living room and alfresco BBQ area \* Wide centralised hallway leading you to the four generous bedrooms \* Huge master bedroom with a walk-in robe superb master WIR & ensuite\* Main bathroom with huge walk-in shower and a lavish freestanding tub \* 8 camera security system, 6.65kw solar system, and a double car garage with storage\* Fully fenced established gardens with potting bench and access to the under house storage\* Excellent position, convenient access to Cliff Drive lookouts & town amenities