

36 Trow Avenue, Katoomba, NSW 2780



Sold House

Friday, 8 March 2024

36 Trow Avenue, Katoomba, NSW 2780

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1594 m2

Type: House



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Tucked down a quiet laneway and loaded with character this quintessential Mountains Weatherboard Cottage offers tall ceilings, beautiful timber windows and loads of natural light. Wake up each morning to the Northern sunlight streaming through the stunning feature leadlight window in the master bedroom and enjoy your morning coffee on the verandah in the sun before you begin your day. Cosy and warm during winter, the walls, ceilings and floors are all insulated. The house is heated by slow combustion wood stove and gas outlet. Reverse cycle Daikin air conditioning in the open plan living area offers comfort all year 'round. The bathroom has been recently renovated with pressed tin walls, timber shiplap ceiling boards and ceramic full-sized bath, with the modern convenience of an instantaneous gas hot water system. Boasting rear lane access on a 1,594 square metre cleared block, offering the potential to add another dwelling (STCA), or create the ideal permaculture lifestyle, with plum trees already established at the front and lots of sun drenched fertile land at the rear, perfect for growing veggies. Conveniently located a 1.5km walk into town, and 600 metre to the dog park, this well located cottage offers the benefits of a relaxed Katoomba lifestyle, without the tourists. This property is ready to move in, with scope to improve and add your own touches along the way. Perfect as a first home, holiday home or investment, buy now and grow on the potential of this unique property. Features include:

- 3 Bedrooms, Master bedroom featuring a stunning lead light window
- Renovated bathroom with pressed tin and ceramic bathtub
- Polished floorboards throughout the living areas
- Country style kitchen with stone bench tops and gas stove
- Wood slow combustion fireplace and gas bayonet for heating
- Insulated ceiling, walls and under floors
- North facing sunroom provides solar passive heating into the house
- Gas instantaneous hot water
- Reverse Cycle air conditioning
- Large block of approximately of 1594 sqm with rear lane access
- Potential to add a second dwelling or shed (STCA)
- Located 15-20 minute walk to Katoomba Town Centre