

40 York Street, Katoomba, NSW 2780



Sold House

Friday, 1 September 2023

40 York Street, Katoomba, NSW 2780

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1220 m2

Type: House



Paris Bennett
0412184977

\$875,000

Situated on an elevated parcel in a quiet pocket of south Katoomba, this home proves to be a revelation in design that will exceed the expectations of growing families, investors and those who love to entertain. The well thought out floor plan veils an expansive footprint that provides graceful transitions between its multiple indoor and outdoor spaces. Primely positioned to enjoy the views over Leura village and beyond, the front living room is filled with natural light, and can be closed off from the second living space, allowing both connection and individual retreat. The kitchen has been beautifully renovated, keeping in touch with the warm feel of the home and boasting gas cooking, a butler's pantry, farmhouse style porcelain sink, and a clever appliances nook. Here you can enjoy an informal meal at the breakfast bar, or take advantage of the easy connection to the dining room, which opens to the rear courtyard, providing entertaining ease. Accommodation consists of four bedrooms, all light-filled with leafy outlooks. Upstairs, there are two spacious bedrooms, both enjoying easy access to the centralised bathroom, one with a large balcony overlooking the lush, private gardens. The additional two bedrooms are located on the lower level, also enjoying easy access to the second bathroom. One of the standout features of the established gardens is its north-facing veggie garden, perfect for those with a green thumb or a passion for sustainable living. With 8000 litres of water storage, you can ensure your garden stays lush and thriving all year round, while a garden shed and wood shed provide plenty of storage. Fully fenced, the gardens are a safe haven for kids and pets to run, play and explore. The single car garage with electric door, second rear roller door and work space provide easy access and secure parking. This home offers the benefit of close proximity to the local hardware stores and gyms, whilst also conveniently located between Katoomba & Leura townships, including close proximity to local cafes, boutique shops, and public transport.* Four spacious, light-filled bedrooms, plus an additional study nook* Two bathrooms, one located on each level, plus an additional internal laundry* Impressive, brand new kitchen with butler's pantry, appliance nook, gas cooking and a dishwasher* Flexible floor plan with multiple living spaces* Gas central heating and air-conditioning for year round comfort* Hardwood floors, solar power, abundance of natural light* Large entertaining deck with built-in seating, perfect for entertaining* North facing garden with 8000L water tank, wood shed & garden shed* A variety of established fruit trees, including apples, plums and grapefruits* New drainage, DA approval for an east facing deck* Sun-drenched, elevated 1220sqm block* Electric garage door with workspace, plus space for additional off-street parking* Within close proximity to both Katoomba & Leura townships