

41 Kanimbla Street, Katoomba, NSW 2780

PURCELL.

Sold House

Tuesday, 2 April 2024

41 Kanimbla Street, Katoomba, NSW 2780

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 603 m2

Type: House



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\$895,000

Nestled on a tranquil tree-lined street between the quaint villages of Leura and Katoomba, this charming mountain cottage awaits your discovery. Welcomed by an inviting facade and surrounded by leafy vistas from every window, the ambiance of this location is serene and inviting. Step inside to unveil an immaculate single-level floor plan, offering fresh and welcoming interiors flooded with natural light and privacy. From the open plan living, dining and kitchen areas to the cozy bedrooms, every corner invites relaxation amidst the peaceful mountain surroundings. Renovations to a high standard, including a slow combustion wood fire and chicly tiled bathrooms, ensure both style and functionality. Features such as a study off the living room and internal laundry add to its desirability. Outside, landscaped gardens and tiered retaining walls enhance the property's appeal. With the convenience of two separate driveways and a carport, accessibility is ensured for residents and guests alike. Below, a separate self-contained flat offers versatility and convenience, complete with its own kitchenette, bathroom, and ample storage space. Whether utilized for rental income, guest accommodation, or a private retreat, this additional space adds practicality to the property. Embrace the simplicity and beauty of mountain living in this enchanting abode. Whether you seek a peaceful getaway or a permanent residence, this mountain cottage promises the perfect blend of charm, comfort, and convenience.

Summary of Features:- Immaculate three bedroom mountain cottage on nestled on a 603sqm block- Sunny north facing facade with wrap around verandah and leafy vistas- Light filled airy interiors, internal laundry, quality carpets and blinds- Living area with slow combustion wood fire, bay window and study- Well-appointed kitchen with gas cooking and ample storage- Tiered retaining walls, landscaped gardens and garden shed- Two separate car spaces both with gates, rear driveway has carport- Separate self-contained studio with kitchenette and bathroom- Excellent position midway between all the amenities of Leura & Katoomba