

**43 Govett Street, Katoomba, NSW 2780**

PURCELL.

**House For Sale**

Saturday, 18 May 2024

43 Govett Street, Katoomba, NSW 2780

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 636 m2**

**Type: House**



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**\$1,150,000 - \$1,250,000**

With a superb contemporary aesthetic, an open-plan layout that transitions seamlessly between indoor and outdoor spaces, and an array of premium features, this impeccable family home is ideally suited to modern lifestyles. Fully renovated, there is not a hammer to lift, ensuring immediate comfort and convenience. Functional and beautiful, the seamless flow between the kitchen, dining, and family areas extends to a covered outdoor patio, perfect for both entertaining and relaxation. The well-appointed kitchen boasts a Smeg 900mm gas oven, integrated dishwasher, and soft-close drawers. The home is fully insulated, with a slow combustion wood fire that efficiently heats the entire space. Storage solutions are maximized throughout, with multiple built-in cupboards and attic storage. The cottage comprises three bedrooms, each featuring quality carpets that enhance comfort and style. Two bedrooms are equipped with built-in robes, while the master bedroom offers a walk-in robe and an ensuite with a dual vanity. The main bathroom includes a separate freestanding bath and shower, with both bathrooms benefiting from underfloor heating. Additional features to note are the remote control security shutters on all windows, sauna, tandem carport and the practical proximity to both Katoomba and Leura and all the amenities they offer. Summary of Features:- Fully renovated cottage on a 636sqm block with elevated outlook- Well appointed kitchen with stone countertops, Smeg oven and double drawers- Master bedroom features a walk-in robe and double vanity ensuite - Main bathroom has a separate shower and bath; underfloor heating - High ceilings, neutral colour palette, wood fire, ceiling fans, fully insulated- Covered outdoor entertainment space and landscaped gardens- Fully fenced backyard with side access and sauna, R/C security shutters- Tandem garage with under house storeroom, Attic storage and large laundry - Excellent location, situated midway between the villages of Leura & Katoomba