

47 Stuarts Road, Katoomba, NSW 2780



House For Sale

Monday, 3 June 2024

47 Stuarts Road, Katoomba, NSW 2780

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 697 m2

Type: House



Paris Bennett
0412184977

\$1,300,000 - \$1,400,000

Offering a premium location directly opposite the old Katoomba Golf Course (now 57 acres of parklands) is this exquisite tri-level home, the epitome of luxury and functionality, offering a multitude of features that will impress even the most discerning buyer. As you enter the property, you are greeted by the entry level, which boasts a study/potential bedroom complete with a ceiling fan, and a spacious living room with air conditioning. The double glass doors seamlessly connect the living room to the dining room, which faces north and provides access to the kitchen through a charming barn-style door. The kitchen is a chef's dream, featuring ample storage, a built-in Miele dishwasher, a pantry with sliding drawers, and a detailed tiled backdrop. The functional U-shaped countertops offer plenty of space for cooking, and the kitchen flows effortlessly onto the back deck, where you can enjoy a BBQ while overlooking the lovely garden. Moving up to the top level, you will find the main bathroom and three bedrooms, one of which includes an ensuite. Each bedroom is equipped with a ceiling fan, and the main bedroom also features air conditioning. The master bedroom boasts a walk-in robe, while the other bedrooms offer built-in robes. The ensuite and main bathroom exude luxury with their neutral stone colors and elegant brass golden accents, such as taps and handrails. The illuminated mirror and floating sink design add a touch of sophistication. The main bathroom showcases a uniform design, with the bath and sink complementing each other perfectly. Descending to the bottom level, you will discover a laundry room with ample storage and a water closet. This level also provides access to the side of the house, where a small covered awning awaits. The highlight of the bottom level is the living area, which offers ample space for entertaining and can be viewed from the entry level. With air conditioning and a slow combustion fireplace, this area ensures comfort all year round. The chimney extends up into the upper level, exposed for heat distribution. Stepping down from the bottom level, you will find a covered sunroom facing north, flooded with natural light and providing access to the backyard. The sunroom and bottom level are separated by a large glass sliding barn door. There is an additional WC on this lower level for convenience. * Consistent and elegant design throughout the property* Bathrooms showcase matching gold accents* Barn doors are featured in the bathroom, dining area, and sunroom* Beautiful timber floorboards add warmth and charm to the interior * The master bedroom offers views of a lovely established maple tree* The main bathroom is equipped with frosted windows and shutters* Covered front deck providing the perfect spot for a small table and chairs* The property is equipped with an alarm system for your peace of mind* Internal entry to the double garage and storage area* Low maintenance back yard with wood storage * Positioned just a short distance from the Aquatic centre and Katoomba town centre, Cahills Lookout and Katoomba Falls