

**5 Coomassie Street, Katoomba, NSW 2780**

**Raine&Horne.**

**House For Sale**

Saturday, 2 December 2023

5 Coomassie Street, Katoomba, NSW 2780

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 537 m2**

**Type: House**



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**\$879,000**

Perched high on the hill overlooking Katoomba with the escarpment in the distance, this mid-century, minimalist home offers the first home buyer or investor the perfect opportunity to enter the Upper Mountains market. Situated on a quiet street between Leura Village and Katoomba Town-Centre, this 3 bedroom, 2 bathroom home features light-filled living areas and multiple outdoor entertaining options. Entry to the home is via the rear deck which leads you straight into the open plan dining, kitchen and living area which is flooded with light from the floor to ceiling windows that open onto the full length front verandah. The kitchen features Tasmanian oak cabinetry and benchtops, stainless steel appliances and gas cooking. Timber floors flow through the good sized lounge area with gas heating, and into the two upstairs bedrooms, the front room benefiting from the full-length glass windows, built-in robe and direct access to the verandah. The main bathroom has a large walk-in-shower and bathtub with separate toilet. Moving downstairs, you'll find the third bedroom, a second bathroom, internal laundry with one-person standalone infrared sauna, plus a separate store. With its own external access, this area provides scope for reconfiguration and extension to make use of the existing covered courtyard (STCA). The low maintenance, fully fenced rear garden has been lovingly landscaped and meticulously maintained, and designed to be a real haven with a gorgeous patio surrounded by established rhododendrons, azaleas, and camellias. With a single carport and additional off-street parking all on an approx. 537 sqm block, this is a great opportunity to secure a home between the villages of Leura and Katoomba and walking distance to public transport and schools. Properties at this price point are moving quickly so put this one on your inspection list and keep an eye out for the professional photos and floorplan coming soon! For inspections, as the street is a no-through-road, please park on Clarence St, off Railway Parade and walk down to the property.