

**50 Merriwa Street, Katoomba, NSW 2780**



**House For Sale**

Friday, 19 April 2024

50 Merriwa Street, Katoomba, NSW 2780

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1002 m2**

**Type: House**



Matt Grima  
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Paris Bennett  
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**\$1,500,000**

Situated in a premier position enjoying valley views, as well as inviting easy access to everything the Blue Mountains has to offer, this immaculate residence is brilliantly redefined for a perfect lifestyle. Unrivalled in quality, the attention to detail is obvious from the moment you step inside this stunning, well presented home, offering tasteful, classic details with a well thought out floor plan and a North/South aspect which floods the home with natural light. Retaining many original features throughout, including high ceilings, picture rail, timber floorboards, and feature stained-glass windows. The entry foyer spills through leadlight French doors to a warm and welcoming living room, with an ambient open fireplace to keep you warm in the colder months. The large character-filled kitchen boasts gas cooking, an original, ornate Metter stove, and seamless connection to the light filled dining room overlooking the lush gardens. There are three large bedrooms, an additional sunroom providing a multitude of uses, and two well-appointed bathrooms with a discrete European style laundry to the main. The L-shaped covered veranda located at the front of the property provides the perfect space to sit and enjoy the stunning views, while a rear courtyard allows for room to entertain. The easy-care, level 1,002sqm block offers a private backyard with mature plantings, and plenty of space for kids and pets to run and play. This impressive home represents an outstanding opportunity, set for the utmost convenience close to bushwalks, buses, shopping, cafes and restaurants.\* Three large bedrooms, plus an additional sunroom which can be used as an office, additional bedroom or living space\* Two bathrooms, the main featuring a bathtub and laundry hidden behind cupboard doors\* Open fireplace, gas central heating and gas bayonet connections\* Perfectly appointed kitchen with breakfast bar and plenty of bench and storage space\* Driveway allowing for plenty of off-street parking, with adequate space for a carport or garage (STCA)\* Located only 850m to Katoomba village, as well as located less than 200m from stunning bushwalks like Prince Henry Cliff walk, Bridal Veil lookout, and Leura Cascades.