

59 Victoria St, Katoomba, NSW 2780

LIBERTY

Sold House

Monday, 14 August 2023

59 Victoria St, Katoomba, NSW 2780

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 772 m2

Type: House



Raymond Farley
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Marc Fitzpatrick

\$730,000

Recently painted throughout, this delightful, modest cottage is ready to move straight into. Featuring three comfortable bedrooms (two with BIR), an attractive/lounge dining room and a bathroom that was updated only 12 months ago. A good size kitchen suits modern tastes, particularly with a gas cooktop. The backyard enjoys the morning sun, and the west facing rooms are warmed by the afternoon sun. Superbly perched on the high side of the road, you look across at trees and bush, not houses. This magnificent little property is perfect for:- a first home buyer- a downsizer- or an investor. Your low maintenance backyard is already set up for home grown produce - including a busy herb garden and blueberry bushes. And there's still plenty of room for your favourite vegies and fruit trees. It is fully fenced with plenty of room for kids and dogs to run around. Located roughly halfway between the delightful Minni Ha Ha Falls and the Katoomba shopping precinct this tidy home offers an attractively convenient lifestyle. In fact, the vendor, often walks to town for a coffee and a cake. If you'd prefer the bus, it stops nearby. The local school is around the corner. For over 25 years she has been happy and comfortable here. We're pretty sure you could be too. • Features Built in robes in 2 bedrooms Gas cooking Recently painted Bathroom renovated 12 months ago Separate toilet Insulated Fully fenced backyard Garden shed Carport Land size 771sqm (feels bigger!) Zoning: R2 - Low density residential Council rates: \$520pq Water rates: \$160pq Rental potential: approx \$500 - \$530pw Property Code: 1647