

**72 Waratah Street, Katoomba, NSW 2780**



**Sold House**

Thursday, 12 October 2023

72 Waratah Street, Katoomba, NSW 2780

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 1**

**Area: 954 m2**

**Type: House**



Paris Bennett  
0412184977



Matt Grima  
0400875429

**\$1,493,000**

Welcome to your dream home! Positioned just minutes to the heart of Katoomba, is this charming and expansive six bedroom home that seamlessly combines old-world charm with modern comfort. Step inside and be greeted by the inviting atmosphere created by the polished floorboards that grace every room. The high ceilings lend an airy and spacious feel to the entire home, providing a sense of grandeur and tranquility. The heart of the home is most certainly the kitchen, complete with an island bench. This inviting kitchen not only offers ample storage and countertop space, plus a five burner gas cooktop, but also seamlessly flows out to the open plan living and dining areas, creating a wonderful space to entertain. The living room has an ambient slow combustion fireplace, its ornate mantle serving as a stunning centerpiece. This delightful feature adds warmth and character, creating the perfect space for relaxation. This exceptional residence boasts multiple living areas, providing ample space for everyone's needs. Whether you desire a cozy reading nook, a vibrant playroom, or a sophisticated entertainment area, this home has it all. The versatility of these living spaces allows you to unleash your creativity and design the perfect layout for your unique lifestyle. One of the many highlights of this remarkable property is the self-contained wing, complete with a bedroom, bathroom, kitchen and living area. This private retreat offers endless possibilities - use it as a guest suite, airbnb, a comfortable space for multi-generational living, or even as a home office or studio. The renovations have been meticulously executed, preserving the timeless charm of the home while incorporating modern conveniences. The result is a harmonious blend of old and new, creating a truly exceptional living experience. \* Generous sized main bedroom with ensuite \* Neutral colour scheme throughout \* Main bathroom with underfloor heating and wooden tub surround to match aesthetic \* Bedroom 6 with raised, built in bed overlooking gardens \* Large laundry space with attached gym/workspace \* 12kw Sunpower Solar system \* Sanden Heat pump hot water (main house) \* Zappi 11kw EV charger \* 12,000l water tanks and 2 pumps \* Double glazing through 80% house and flat \* 3 x reverse cycle airconditioners \* Hydronic heating and slow combustion fireplace \* House networked with CAT5 cable, outlets in office, lounge room & bedroom \* Established fruit and nut trees (apricot's, cherries, plums, feijoas, hazelnuts, lemons) and garden beds \* 18m2 garden and tool shed