

11 Albion Street, Katoomba, NSW, 2780



House For Sale

Wednesday, 7 August 2024

11 Albion Street, Katoomba, NSW, 2780

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

Period Character, Good Location

This classic weatherboard cottage retains many period features and benefits from being partially renovated, allowing the new owner to move in straightaway and make their mark over time. With industrial zoning, this property offers a lot of potential for the new owner to develop further (STCA). Garage parking adds to the appeal of this house.

Inside, you will find well-proportioned rooms with high ceilings typical of the period. Both bedrooms are located at the front of the house, off the main hallway. There is a cozy central sitting room that leads to a small dining room, which in turn leads to the renovated kitchen. From the kitchen, you can access a generously sized laundry that opens into the bathroom. At the back of the house, there is access to the garage and a small garden with elevated views to the northeast of the local area. Additionally, there is a separate sunroom at the front of the house that could be renovated to allow direct access back into the main house.

Albion Street is a popular residential area located on the north side of the main town. The lovely local park is only a 50-metre walk away and is a favourite spot for dog owners and young families. The house is around a 700-metre walk from the train station, shops, and cafes. This area is served by North Katoomba Public School. Currently an investment property, this character cottage will continue to attract renters or would be a great first home for those seeking something small and manageable with potential for the future.

- Two bedroom, one bathroom
- Weatherboard period cottage with new roof
- High ceilings, polished floorboards, leadlight windows
- Gas heating, cooking
- Close to the town centre
- Garage
- 310 Sqm block size, IND1 zoned
- Ideal for first-time buyers or investors