

# 8A Fourth Avenue, Katoomba, NSW 2780

## House For Sale

Tuesday, 25 June 2024

8A Fourth Avenue, Katoomba, NSW 2780

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1319 m2

Type: House



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**\$945,000 - \$975,000**

This stylish elevated residence is privately tucked away in a quiet setting, offering a thoughtful layout designed to maximize natural light, creating a bright and inviting atmosphere throughout the home. The easy-care interiors are perfect for modern living, while the generous garden block provides ample space for outdoor activities and relaxation. The floorplan includes separate living and family areas, allowing for versatile living spaces to suit your lifestyle, with stunning French doors opening up to a covered entertaining deck, where you can enjoy alfresco dining or simply unwind while taking in the surroundings. The backyard features a BBQ area and a fireplace, making it an ideal spot for hosting gatherings with family and friends. Conveniently located just a short drive away from Katoomba town centre, you'll have easy access to a variety of amenities including shopping, cafes, and rail. - An elegant near new kitchen with quality appliances and good storage- Cosy slow combustion fireplace in the living room- Generous main bedroom with walk-in robe, ensuite and French doors to deck- Expansive verandahs on three sides with north aspect to the front- Combined living and dining area with easy flow to the verandah - Convenient mudroom and laundry and ceiling fans in living and two bedrooms- Separate double garage plus a parking space for boat or caravan- Fully fenced, low maintenance grounds approximately 1,319sqm- Solar system with 10kw inverter and 6.6kw panels- This home offers the perfect blend of comfort, style, and convenience