

# Lot A, 1 Lyne Street, Katoomba, NSW 2780

## Residential Land For Sale

Thursday, 15 February 2024



Lot A, 1 Lyne Street, Katoomba, NSW 2780

Area: 306 m2

Type: Residential Land



Matt Grima  
0400875429



Paris Bennett  
0412184977

**\$440,000 - \$480,000**

Located up a private driveway, this rare piece of South Katoomba land sits in close proximity to the villages of Katoomba and Leura and enjoys green outlooks of the lush trees and gardens of neighbouring properties on all boundaries. Ideally located with transport close by and many world class bushwalking tracks, cafes, boutique shops and schools. The fully approved Development Application is ready for you to choose your builder with final inclusions and fit-out to suit your budget and style. The plans include a custom designed timber cottage nicknamed "Forest Lodge" due to the aesthetic setting, which sits perfectly in this Blue Mountains environment. The layout of the home features 3 Bedrooms, 2 bathrooms and a secure garage with internal access. The Main Bedroom has an ensuite, walk in robe and a cantilevered deck which faces east capturing the morning sun. The large kitchen, dining and living area opens onto a north east deck and a northern deck allowing easy access to the garden areas. \* DA approval building design 118.97m<sup>2</sup> - plans available on request\* Within close proximity of Katoomba Village\* 306sqm (approx) battleaxe block (not including driveway on easement title)\* Services available from the street