

**38 The Escarpments, Katoomba, NSW, 2780**

**CHAPMAN**

**Other For Sale**

Thursday, 1 August 2024

38 The Escarpments, Katoomba, NSW, 2780

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Other**

## **Brand New Duplex with Parkland Views - Open Home Saturday 3rd August 2024, 12.00pm - 12.30pm**

**LOCATION** - Located in a tranquil neighbourhood and directly opposite with glimpses of the old Katoomba Golf course, now 57 acres of beautiful parklands, is close to Cahills Lookout, Scenic World and many beautiful walking trails are all within 1.4kms. Katoomba town with all its shops, cafes and art galleries is only 3.6km away.

**STYLE** - Spacious and contemporary brand new 2-storey duplex constructed of brick and concrete with quality commercial glazing is beautifully lit and has an abundance of natural light.

**LAYOUT** - 3 oversized bedrooms, 2 with built-ins and oversized master with large walk-through wardrobe, double sink ensuite and balcony with views. Formal living with own large sunny balcony, family/dining room at the rear flowing seamlessly to the private rear courtyard. There is a study nook with built-in desk, 2.5 bathrooms in total. Separate large laundry. Internal access to the garage with room for workbench and storage with remote control.

**FEATURES** - Stunning open-plan kitchen with island bench, marble splashbacks, Caesarstone benchtops, walk-in pantry, gas cooking plus gas bayonets, as well as ample storage, ducted and zoned reverse cycle air conditioning. Additionally, there are double glazed doors and windows upstairs, floor tiles and carpet in all bedrooms.

**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested persons should rely on their own inquiries.

**Disclaimer:**

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.