

25 SIXTH AVENUE, KATOOMBA, NSW 2780

 4  3  2  810M²



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LARGE HOME WITH FLEXIBLE FLOOR PLAN

Situated in an elevated position, with great street appeal, along a popular street in north Katoomba, this home is ideally located near the picturesque Minni Ha Ha Falls walking trail and swimming hole.



Just 3.1km from town, with a convenient bus stop directly across the road, this property offers easy access to nearby amenities. It's approximately 1.3km to Blue Mountains District Hospital and 1km to North Katoomba Public School.

Freshly painted, with new flooring throughout, this single-level, spacious brick residence boasts a flexible floor plan, previously arranged into multiple living quarters but adaptable for various needs. Featuring **at least four bedrooms** and **several versatile living spaces** perfect for a home office or hobbies, it includes **two kitchens** and **three bathrooms**, plus a **fourth external bathroom** for guests or after gardening.



The **covered, paved courtyard** provides a great space for children's play or outdoor entertaining, while the professionally landscaped, low-maintenance gardens create a lush, tranquil setting at both the front and back of the property. Additional features include **two garden sheds** for storage and tools.

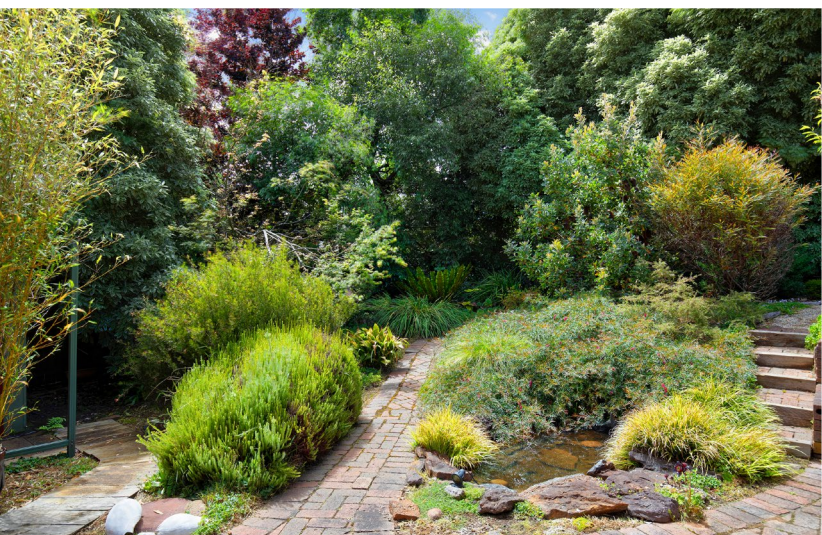
Previously tenanted, the home would also be perfect for those seeking income potential, however, whether you choose to open up the space for family living or utilize the existing layout, this remarkable home offers plenty of possibilities.

FEATURES INCLUDE:

- Freshly painted
- New flooring throughout
- Brivis ducted gas heating
- Underfloor electric heating
- Instant gas hot water
- Covered courtyard
- 2 x Sheds
- Great street appeal

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All measurements are approximate.
For illustrative purposes only.



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