

27 SIXTH AVENUE, KATOOMBA, NSW 2780

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RUSTIC BEAUTY

Situated on the high side of the street, nestled in a native garden setting amongst gums and lush tree ferns. Conveniently located about 2.2 km from Katoomba town centre and the train station, with a bus stop right across the street. Located just 1 km to Katoomba North Public School and 2.2 km to Blue Mountains Hospital.



This Bisley 'A' frame home was built in the late 70's and still feels solid. The home spans two levels, each featuring a spacious bedroom, bathroom, living area, each with its own private deck. Facing north west, the property basks in sunlight and offers a commanding view across the landscape. The current owner of over 45 years, raised a family here, and holds many happy memories.

The cottage has been tenanted in more recent years, and whilst quite livable as is, you may want to update the home from its rustic charm and transform it into your own vision. Either way, this has to be one of the most simple, yet charming properties you will have the pleasure of inspecting.

Set on a generous 809m² sunny block, with an established native garden and light landscaping, this home is brimming with potential.



FEATURES INCLUDE:

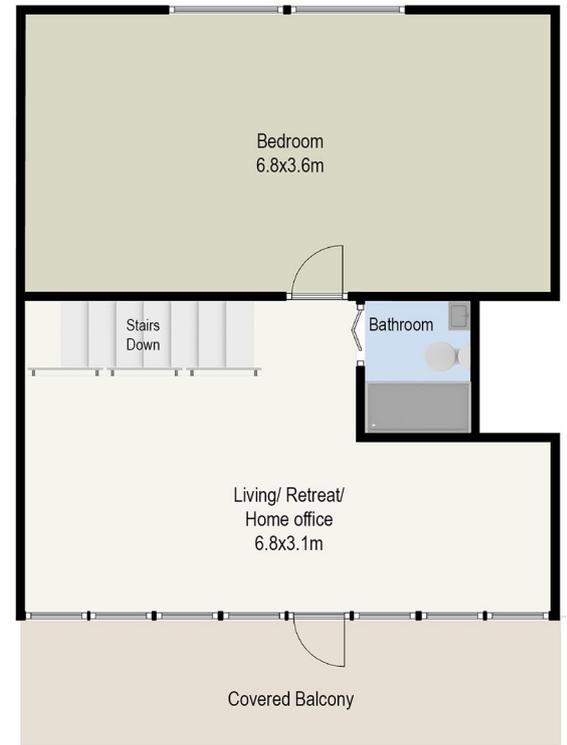
- Slow combustion wood fireplace
- Reverse cycle air con
- Electric water and cooking
- Carport
- Established native garden
- 809m² block (approx)

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All measurements are approximate. For illustrative purposes only.



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