

8 SIXTH AVENUE, KATOOMBA, NSW 2780

🛏 3 🍷 2 🚗 2 🏠 Studio 📏 808M²



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FAMILY HOME PLUS LARGE LOWER FLOOR STUDIO

Perfectly positioned just 3km from Katoomba town centre, 700m to Katoomba North Public School, and moments from the popular Minni Ha Ha Falls walking track and swimming hole, this versatile property combines convenience with lifestyle. A bus stop is only a short stroll from the front door, while Blue Mountains Hospital is just 2km away.



This charming cottage, with **ground floor studio**, offers far more than first meets the eye. Upstairs you'll find **three bedrooms**, a **family bathroom** with **separate toilet**, and a welcoming **living and dining area**, kept cosy by a slow combustion fireplace and gas bayonet heating.

Downstairs is where the home truly shines with a **flexible self-contained studio** complete with **its own bathroom** and a north-facing outlook over the private, level backyard. Whether it's a teenager's retreat, space for extended family, a comfortable guest suite, or even potential for a home office or creative studio, the possibilities will definitely spark the imagination.



Adding to the appeal, the property also includes a **huge workshop/garage** plus a **carport**, providing abundant room for vehicle storage, hobbies, or projects.

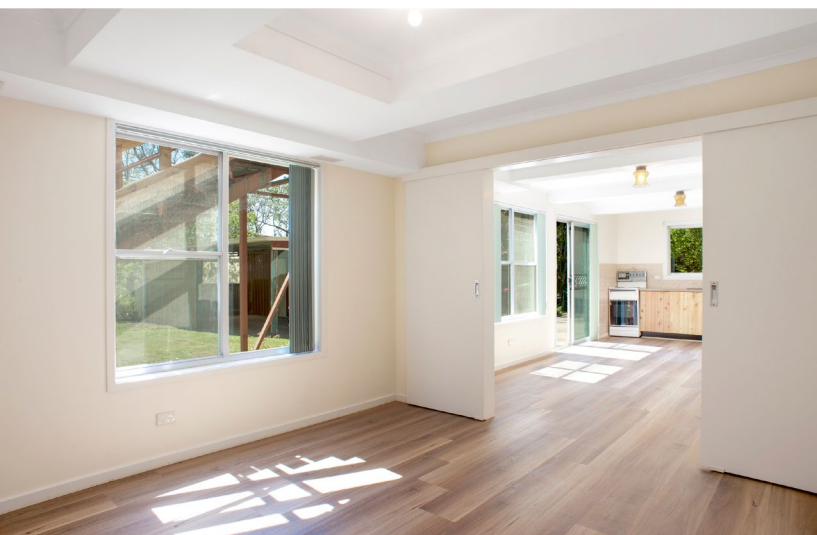
All this sits on a 808 m² garden block filled with a variety of delightful flowering shrubs and mature trees, creating a private sanctuary to enjoy.

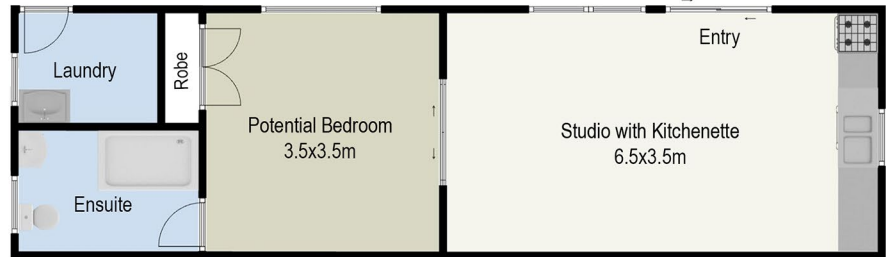
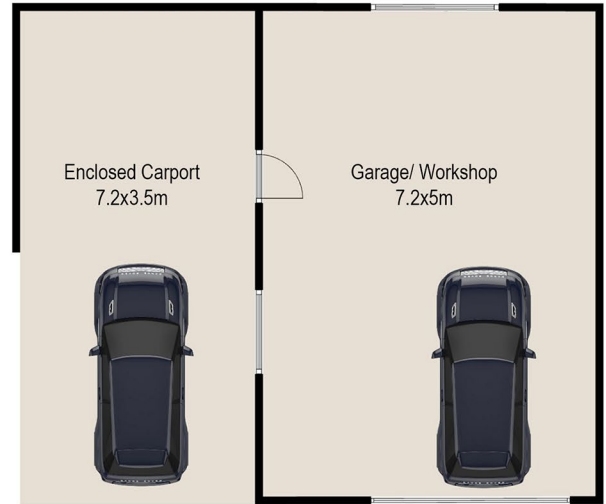
FEATURES INCLUDE:

- New flooring
- Recently painted
- Slow combustion fireplace
- Garage/workshop plus carport
- Solar
- Water tank
- Wood storage
- Good side access
- 808.94 m²

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All measurements are approximate.
For illustrative purposes only.



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