

**54 YORK STREET, KATOOMBA, NSW 2780**

🛏 3 🚿 1 🚗 2 📏 590M<sup>2</sup>



agent  
blue





## SECLUDED SUNNY COTTAGE

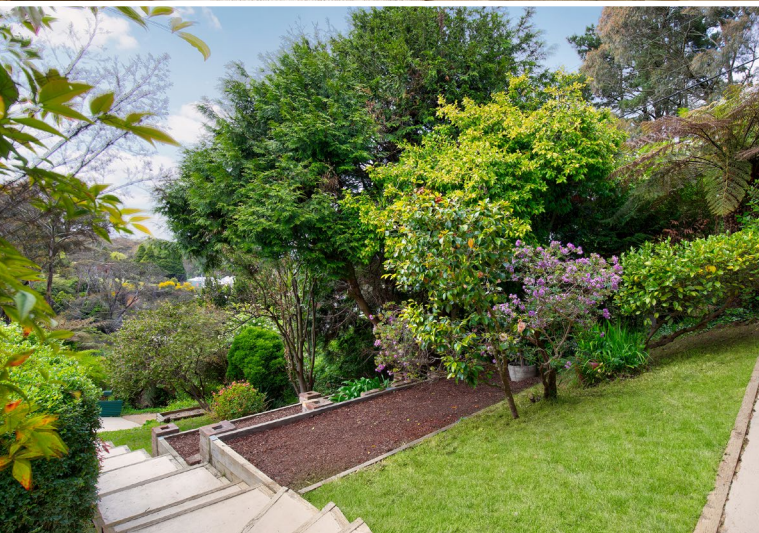
Nestled at the end of a tranquil street in South Katoomba, this property is just 1.5 km from the railway station and the Katoomba shopping precinct. Both Katoomba High School and local public schools are conveniently nearby, and Leura village, with its charming specialty shops, is only 1.8 km away.



Step into the **spacious living room**, which seamlessly connects to a **bright sunroom/dining** area. The east-facing windows bathe the space in natural light, offering stunning views of the surrounding bushland, while the night sky reveals a breathtaking display of stars.

The home features a versatile layout with **three bedrooms, one bathroom, and two inviting living spaces**. The **updated kitchen** overlooks a lush backyard.

This uniquely positioned and delightful home has seen numerous upgrades, and retains potential for further renovation, with two bedrooms awaiting your personal touch.



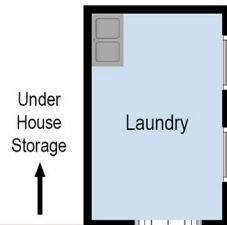
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## FEATURES INCLUDE:

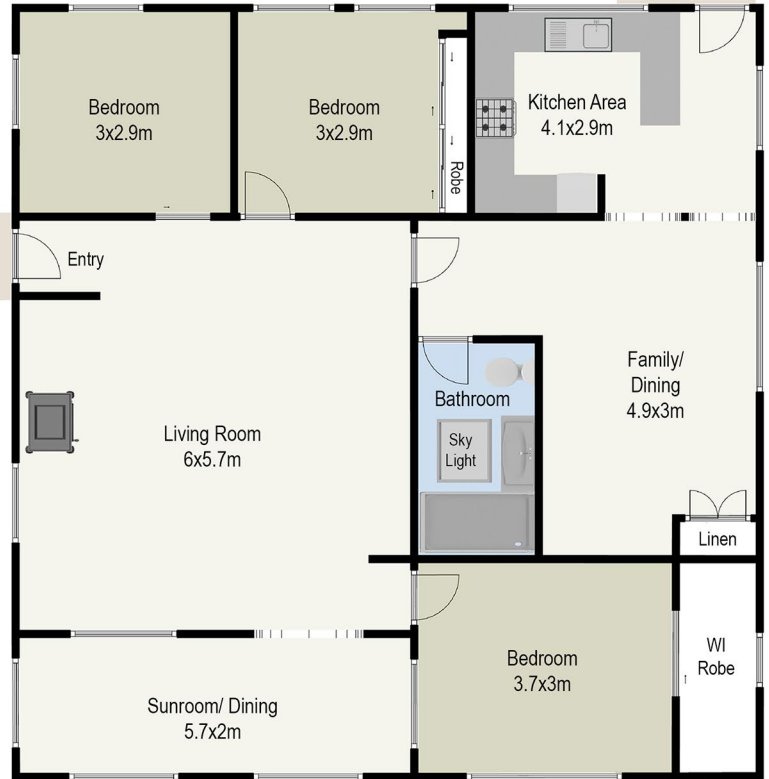
- Slow combustion fireplace
- Reverse cycle air conditioning
- Beautiful wooden floorboards
- Updated bathroom and kitchen
- Large single detached garage
- Approximately 590 m<sup>2</sup> block
- Zoned C4—Environmental Living





Under House Storage

Covered Deck



All measurements are approximate. For illustrative purposes only.



Under House



**SARAH THOMPSON**

📧 sarah@agentblue.com.au

📞 0451 971 355

🌐 www.agentblue.com.au

✉️ PO Box 537, Springwood NSW 2777

