

**108 Stuarts Road, Katoomba, NSW 2780**



**House For Sale**

Monday, 6 January 2025

108 Stuarts Road, Katoomba, NSW 2780

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4030 m2**

**Type: House**



Blake Caldwell

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**\$1,300,000 - \$1,400,000**

Nestled on a serene 1-acre block, this beautifully designed home offers the perfect blend of privacy, sustainability, and modern convenience. With half the property featuring cool-climate gardens and the other half natural bushland, this retreat is ideal for those seeking tranquility and a connection to nature. Thoughtfully equipped with eco-friendly features and a versatile layout, it's the ultimate haven for relaxed living. Located in a peaceful area with bush walks at the end of the street, this property is truly a rare find.

Breakdown of Features:

- Three spacious bedrooms plus a versatile fourth room for use as a study, office, or music room
- All-steel frame construction with insulation in the ceiling, internal, and external walls
- Laminated doors and windows for enhanced security and energy efficiency
- Open-plan living with a slow combustion fire, natural gas heating, and reverse-cycle air conditioning
- Modern kitchen with gas oven and cooktop, dishwasher, and ample storage
- Luxurious bathroom with a spa bath
- 45,000L water tank for household use plus a 10,000L tank with fire hose for fire safety
- Solar-powered living with 27 panels and a Tesla battery system
- Double garage with electric roller door for convenience
- Landscaped gardens with sprinkler systems, a glasshouse, and plenty of space for outdoor enjoyment
- Peaceful, private location with bush walks just steps away

This property combines sustainable living with unmatched privacy and modern comforts. Don't miss your chance to make this unique retreat your home. Schedule your inspection today!