

**120 Waratah St, Katoomba, NSW, 2780**

**House For Sale**

Thursday, 14 November 2024

120 Waratah St, Katoomba, NSW, 2780

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Charming character home with granny flat in leafy Katoomba

Experience the perfect blend of comfort and convenience in this delightful character home, nestled in a quiet, leafy south side location. This spacious residence features generous living areas, ideal for families and entertaining and provide ample space for relaxation and gatherings. The open plan country-style kitchen is equipped with a gas cooktop, ample storage space and seamlessly flowing into a generous dining room. There are timber floorboards throughout the main living areas, complemented by cosy carpet in the bedrooms.

A standout feature of this property is the self-contained granny flat, which has its own separate entrance. This versatile space includes a bedroom, living room, kitchen, and bathroom, making it perfect for guests, extended family, or potential rental income (subject to council approval).

Prime location, only a short walk to the vibrant Katoomba town centre, with easy access to cafes, shopping, schools and rail services. An ideal opportunity to own a piece of Katoomba's charm.

- Separate formal and casual living areas in main house
- Original interiors with a bright, airy and flowing floorplan
- Sunny rear patio with a north aspect overlooking the garden, solar panels
- Zoned central heating and additional heating in dining room
- Generous size bedrooms with built-in robes and large windows
- Kitchen with a large separate walk-in pantry
- Beautiful established gardens with many special plantings
- Separate single garage plus carport and covered garden areas
- Long fenced driveway with a charming, leafy street appeal