

214 Bathurst Road, Katoomba, NSW 2780

PURCELL.

House For Sale

Tuesday, 7 January 2025

214 Bathurst Road, Katoomba, NSW 2780

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 498 m2

Type: House



Brenden Purcell
0413630226



Joanne Larkin
0417630005

\$1,100,000 - \$1,200,000

Nestled behind a white picket fence, this charming weatherboard cottage is surrounded by beautifully established gardens, offering the perfect setting for a classic Blue Mountains lifestyle. Inside, the refined interiors create a sense of comfort and tranquillity, brimming with character that makes a lasting impression. A thoughtful contemporary renovation enhances the home's finest original features. Timber floors, high ceilings, wainscoting, and detailed cornices blend seamlessly with modern updates. Functional and stylish, the seamless flow between the dining, kitchen, and living areas extends to a courtyard, perfect for both entertaining and relaxation. The well-appointed kitchen boasts a 900mm gas cooktop, stainless steel appliances, and stone benchtops, while the renovated bathroom includes both a separate bath and shower for a luxurious experience. The home comprises three generously sized bedrooms, with two located in the main cottage. Additionally, a fully approved studio offers flexibility, ideal for guest accommodation, a home office, or a creative space, providing an extra layer of versatility to the property. Set on a generous 498sqm corner block, this property provides a tranquil retreat with privacy and lush greenery year-round. With its impressive street appeal and a prime location just 500 meters from Katoomba station and the township, you'll enjoy effortless access to local cafes, shops, and transport options.

Summary of Features:- Charming weatherboard cottage with impressive street appeal- Fabulous pairing of original features and contemporary sophistication- Living room enjoys cosy gas fireplace; additional north facing sunroom- Ducted central heating in the main house, keeping it cosy on the cooler days- Featuring elegant light fittings, plantation shutters & retractable flyscreens- Timber floors, high ceilings, wainscoting, detailed cornices; fully rewired- Fully approved studio offering flexibility for guest accommodation or home office- DA approved plans for an ensuite in the smaller studio which will adjoin main studio- Off street parking, paved courtyard and established plantings and gardens- Located close to Katoomba station, shops, cafes and local amenities