

**23 Vale Street, Katoomba, NSW, 2780**

**House For Sale**

Saturday, 28 December 2024

23 Vale Street, Katoomba, NSW, 2780

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**

**Open Home: 9:00am Saturday, 4/1/25.**

This character-filled two bedroom cottage offers a fantastic opportunity for renovators or developers. Set on a sun-drenched block with R2 zoning (medium density), this property presents endless potential to renovate or rebuild your mountain home.

The location is one of the property's most attractive features, with easy access to the station and local shops, making commuting and daily errands a breeze. Just a short stroll away, you'll also find Kingsford Smith Park, offering green spaces for outdoor activities, picnics, and gatherings.

With its prime location, good land size, and R2 zoning, this property provides an exceptional opportunity to enter a growing market and unlock its full potential. Whether you're looking to renovate, rebuild, or invest, this cottage presents a rare chance to create something truly special.

- North facing aspect to the front creating beautiful natural light
- Two spacious bedrooms plus a sunroom
- Generous eat-in kitchen with gas cooktop
- Fenced rear yard and two garden sheds
- Original interiors in need of a renovation
- Close by to all town amenities
- Brimming with potential to create your perfect mountain property