

41 Merriwa St, Katoomba, NSW, 2780

House For Sale

Thursday, 31 October 2024



41 Merriwa St, Katoomba, NSW, 2780

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Classic weatherboard Mountain Cottage c1910 plus separate studio apartment

Nestled on the sunny side of the street on a well positioned corner block, this beautifully renovated cottage offers stunning street appeal and charming period character. This quintessential home offers the feeling of an era when time seemed to go slower and there was time to breathe the fresh mountain air whilst living in a home that has been beautifully and thoughtfully renovated offering comfort and up to date contemporary living.

A wrap around verandah (perfect for a morning coffee) is another nod to the past. Original timber floors and a crisp neutral palette creates an aesthetically pleasing ambience to this fully renovated and well positioned home in a prime Katoomba pocket on a generous 936sqm garden block and just a short 800 metres to the town centre.

In addition this property boasts a self-contained studio. This is the perfect work from home office, writer's studio or guest accommodation.

- * Traditional weatherboard cottage c1910
- * Natural gas central heating
- * New colourbond roof, gutters and downpipes.
- * Newly painted interiors and exteriors in light, neutral colours
- * Much desired north facing aspect, tall ceilings and lined walls
- * East facing entertaining deck creates an ideal alfresco dining area
- * Ambient feature fireplaces plus gas heating
- * New, beautifully appointed kitchen with stone benches and island bench
- * Internal laundry with ample room for folding the clothes or scullery and perfect for kitchen prep
- * Double garage with remote controlled doors/
- * Landscaped rear garden visible from the state-of-the-art kitchen
- * Close proximity to Katoomba village, with specialty shops, cafes, supermarkets, close to transport, hospital and schools
- * Views of the Jamieson Valley & only a 1 minute walk. Experience the mists rolling in over the mountains and the spectacular sunsets
- * World class bush walks and local attractions close by
- * Perfect for full time living, weekender/holiday let or investment
- * Self-contained studio at the rear of the property