

**47 First Avenue, Katoomba, NSW, 2780**

**House For Sale**

Saturday, 9 November 2024

47 First Avenue, Katoomba, NSW, 2780

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Thoughtfully curated interiors

Embraced by a picturesque bush setting, this elegant residence showcases exquisite timber accents and an abundance of natural light, exuding a contemporary designer ambiance. The thoughtfully curated interiors feature distinctive parquet flooring, luxurious bathrooms, and a spacious layout that enhances comfort and style.

The floorplan includes a welcoming covered entry verandah and a generous timber entertaining deck at the rear, perfect for gatherings with family and friends. Highlights of the home include expansive glass elements, a timeless kitchen equipped with a electric cooktop and a built-in dining area, as well as an open-plan living and dining space that benefits from a northern aspect, ensuring it is bathed in sunlight year-round.

Conveniently located just a short drive from the town centre, you will have easy access to shopping, cafes, and rail services.

- Situated in an elevated setting with a gorgeous bush backdrop
- Air conditioning unit in the living room and warm natural light
- Thoughtfully designed, flexible layout with a sunny aspect plus solar panels
- Three good sized bedrooms two with built-in robes, main with ensuite
- Stylish bathrooms with quality designer fittings and fixtures
- Decorative cornices and elegant window coverings throughout
- Large carport at the side plus a single lock-up garage and laundry underneath
- Fully fenced, easycare backyard offering a fire pit, cubby house and shed
- A wealth of glass to capture the sunlight and tranquil bush surrounds
- Enjoy those peaceful morning coffees and the sounds of nature