

5 Sherman Avenue, Katoomba, NSW, 2780

House For Sale

Thursday, 24 October 2024



5 Sherman Avenue, Katoomba, NSW, 2780

Bedrooms: 3

Bathrooms: 2

Type: House



Matt Grima
0400875429



Paris Bennett
0412184977

Cherished family home in a prime location with optional block purchase

This cherished and meticulously cared-for family home is hitting the market for the first time! The welcoming residence includes three generously sized bedrooms, each featuring built-in wardrobes, with the main bedroom offering the added convenience of an ensuite.

As the seasons in the mountains change, you'll appreciate the gas central heating and ceiling fans throughout the home. The well-equipped kitchen is a highlight, complete with a gas cooktop, electric oven, and plenty of storage space.

With its tidy brick façade, this property boasts low-maintenance lawns and vibrant spring gardens, ideal for enjoying the outdoors.

In addition to the residential dwelling on offer, the neighbouring parcel of land of 486sqm with a double garage and carport is for sale as an additional investment opportunity.

Set on a double block that is already subdivided, you have the choice to relish the spacious gardens or explore development possibilities (STCA). We are welcoming enquiries to purchase the adjoining block in conjunction with the residential dwelling or as a separate purchase with the land price guide of \$450,000 - \$500,00

Conveniently located near Katoomba Falls Reserve and Scenic World, with the lively shopping hub of Katoomba just a short drive away.

- * Three bedrooms with built in robes and ensuite to the main
- * Light filled living space with bar
- * Original country kitchen with gas cooktop and electric oven
- * Gas central heating and ceiling fans
- * Delightful spring gardens and easy to maintain lawns
- * Within close proximity to Scenic world and Katoomba township
- * Adjoining 486sqm block with double garage plus carport available for purchase