

**50 Lovel St, Katoomba, NSW, 2780**



**House For Sale**

Thursday, 24 October 2024

50 Lovel St, Katoomba, NSW, 2780

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Rowan Stubbs

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## Charming Mountain Cottage with Modern Comforts and Ideal Location

Step into the charm of this beautifully renovated mountain cottage, offering a perfect blend of period details and modern convenience. Behind its picturesque facade lies a light-filled, low-maintenance home. Warm in winter with ducted gas central heating, this home is ideally positioned between Katoomba town centre and Leura village.

The spacious living room, complete with reverse cycle air conditioner and a feature gas fireplace, flows seamlessly into a level garden, where you will find a fantastic studio with a sun-drenched deck perfect for a home office, creative space, rumpus or teen retreat. Beautiful floorboards, high ornate ceilings and stained glass features create an atmosphere of timeless elegance.

The modern kitchen features gas cooking, and the updated bathroom adds a contemporary touch. With two large bedrooms complete with built-in robes and a third bedroom or study, this home caters to both comfort and flexibility.

Set back from the road behind a charming picket fence the home is surrounded by an established garden, complete with raised veggie gardens, established citrus, espaliered apple trees and a chook shed. A separate garage and carport and additional off-street parking provide ample space for vehicles.

Energy efficiency is a standout, with an 8 kW solar system, double glazed windows at the front of the home, recently updated insulation and a heat pump ensuring significantly reduced energy costs. Located close to galleries, cafes, and fitness centres, this home offers the ultimate in mountain living with both charm and convenience.

Ready to move in and enjoy!