

**75 Narrow Neck Rd, Katoomba, NSW, 2780**

LIBERTY

**House For Sale**

Friday, 29 November 2024

75 Narrow Neck Rd, Katoomba, NSW, 2780

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Marc Fitzpatrick



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## **DON'T JUDGE A BOOK BY ITS COVER!**

An initial glance from the street gives you no clues as to what lies behind the front door of this unassuming timber clad home.

What appears to be a humble cottage is actually a sprawling family home with delightful views of the bush from most rooms. Room for the dog & room for the kids to grow!

And whilst you get to enjoy the character of a timber clad home, it's modern built in just 2000.

Spread over multiple split levels, you'll love the space on offer & the flexible floorplan. Accommodation comprises:

- Handy office/study adjacent to the entrance
- Spacious living area with high, raked ceilings
- Large open plan family/dining with slow combustion fire & floor to ceiling glazing
- Flows onto a full length deck with a wonderful bush outlook (amazing sunsets)
- Great kitchen with solid timber benchtops, 5 burner gas stove, dishwasher & walk-in pantry
- Four bedrooms all with wardrobes, three have a bush outlook (main has a walk-in robe and en-suite)
- Three updated bathrooms (one with a spa and one with a bath)
- Separate WC
- Large laundry
- Gas heating

The lower level consists of a great sized workshop with garage door. It would also be suitable to store bikes, trailers or a great space to restore a classic car.

The rear yard has a tier consisting of a level lawn, raised veggie patches and a shed. Stairs lead down to the natural bushland the kids will love!

In terms of location, there are literally dozens of lookouts, bushwalks, waterfalls, parklands and an off-leash dog park within walking distance. Katoomba Village and Train Station are just 2.2kms away.

Flexibility is key here and it would be ideal as a large family home, work from home, co-housing or a holiday home.

Land size: 1,740 sqms

Zoning: C4 Environmental Living

Council rates: \$503.80 pq

Property Code: 1779