

### 18 Woodlands Road Katoomba NSW

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**LOCATION** - Conventionally located just 2km from both Leura & Katoomba train stations and towns giving a great choice of shops and cafes.

Only 400m to the Blue Mountains Hospital with a choice of local schools all within easy distance, Katoomba North public school only 1.2km, Leura public school 2.5km and Katoomba public 3km.

**STYLE** - Single level, brick and fibro construction, set on a 697m<sup>2</sup> block. Perfect opportunity for an investment or to renovate.

**LAYOUT** - A cosy three bedroom home, complete with a sunroom at front, bathroom with separate toilet, internal laundry and a spacious backyard.

**FEATURES** - Large windows, ceiling fan in dining room, fenced backyard, garden shed, carpet throughout and single car lock up garage.

**Price** : \$ 615,099  
**Land Size** : 697 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/7161155>



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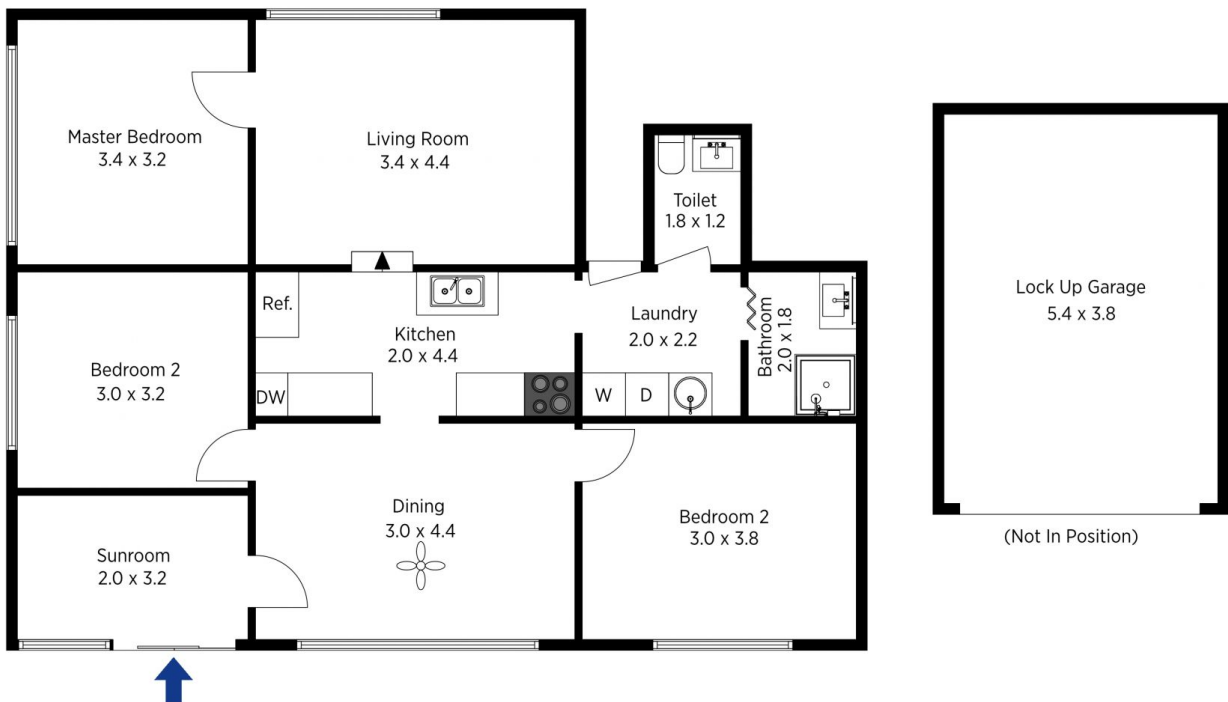


The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Chapman



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