



## 26 Fourth Avenue Katoomba NSW

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**LOCATION** - Positioned on the high side of a quiet street this well-maintained home has so much to offer. Situated in an easy living location, just 300m to the bus stop and 1.1km to the local school, 3km to Katoomba train station and town centre, all this plus just 1km to the local bushwalks and waterfalls.

**STYLE** - Two storey brick and clad home with tile roof. Proudly sitting on a large block of 1011m2 surrounded by manicured gardens.

**LAYOUT** - The versatile floorplan gives this home flexibility, use the downstairs space to suit your family's needs. Entrance hall, living/study or bedroom, laundry with toilet and shower, double garage with internal access, stairs from entrance hall lead up to the living room with a balcony, both the front and back of the home, kitchen, dining area, 3

|                      |   |
|----------------------|---|
| <b>Type</b>          | : House   |
| <b>Price</b>         | : \$ 805,100  |
| <b>Building Size</b> | : 118 sqm   |
| <b>Land Size</b>     | : 1011 sqm  |
| <b>View</b>          | : <a href="https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/7161159">https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/7161159</a> |



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First Floor



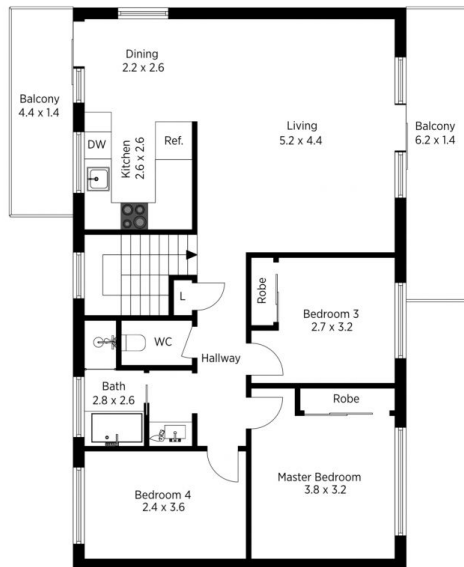
Ground Floor

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.

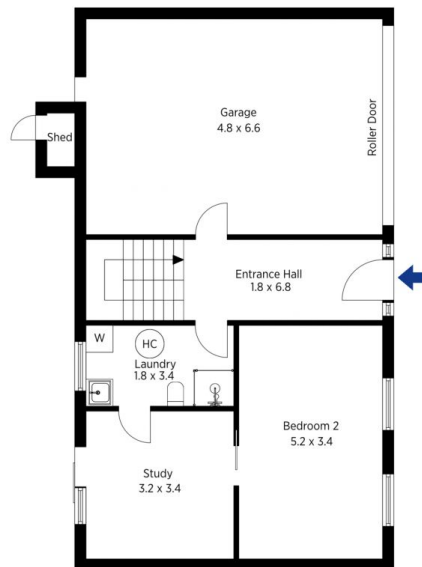
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26 Fourth Avenue, Katoomba

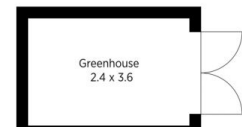
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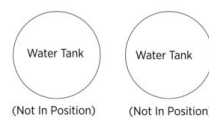
First Floor



Ground Floor



(Not In Position)



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