



### 37 Frelander Avenue Katoomba NSW

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**LOCATION** - Positioned in a quiet, gorgeous cul de sac with private walkway approx 650m to Katoomba Railway Station. North Katoomba Public School is approx 1.1km. Bus Stop is approx 190m away. Charming Katoomba shopping centre is approximately 20min walk or short drive away. There is also a corner shop nearby for those little necessities.

**STYLE** - From the moment you enter this property you will be enchanted by this charming weatherboard turn of the century cottage, built in early 1900's. Huge eat-in kitchen is ready to embellish your own style. An added benefit is the huge garage/work shop/ art studio, with undercover access to the home. The lounge is complete with gas fireplace and timber mantle giving that warm welcoming ambiance

**LAYOUT** - Veranda at front with conventional hallway,

**Price** : \$ 520,000  
**Land Size** : 923 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/7161311>



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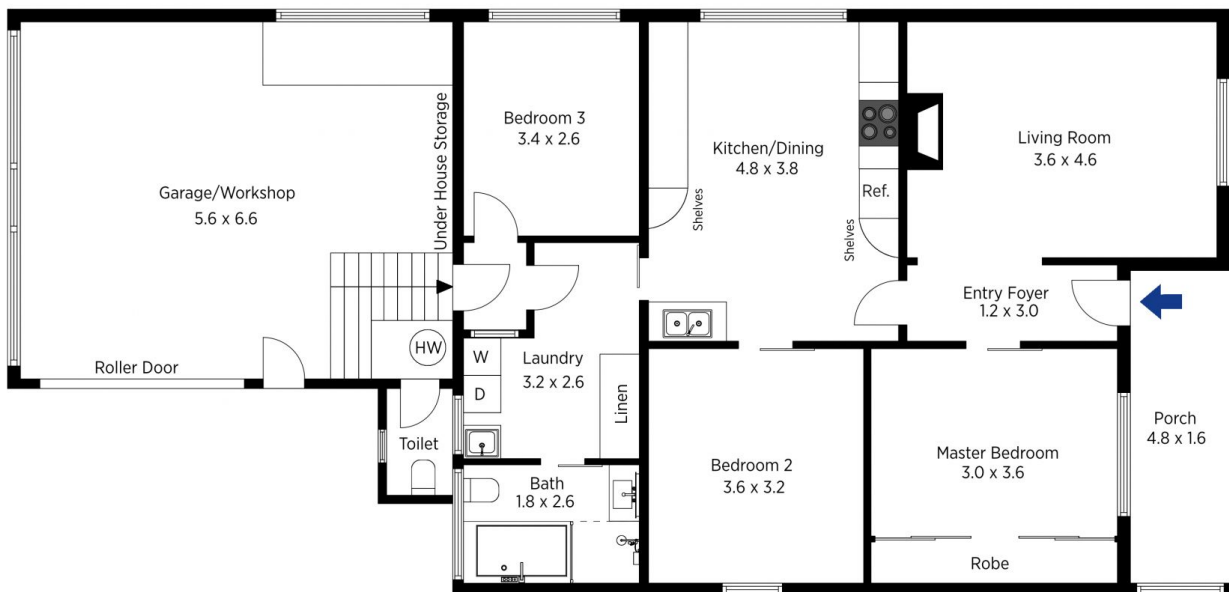


The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely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

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