



### 17 Fifth Avenue Katoomba NSW

4 2 2

**LOCATION** - Set on the high side of the street, capturing a peaceful and leafy outlook. 400m (approx.) to the nearest bus stop and a 6 minute (approx.) drive to Katoomba CBD. Located within a short distance to schools, parks, bush walks and Minni Ha Ha Falls.

**STYLE** - This rendered brick veneer home is immaculately kept inside and out with plenty of open space and storage.

**LAYOUT** - Exceptional floor plan ideal for a family. The interior boasts four good sized bedrooms including the master bedroom which has a walk-in robe and ensuite, a main bathroom and two large open living spaces. Built on a 1,012m<sup>2</sup> (approx.) block elevated from the road surrounded by bush views and manicured gardens.

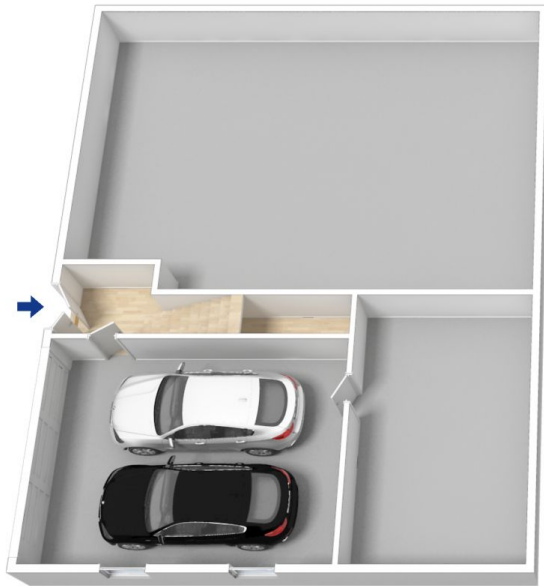
[For full version visit the website](https://www.chapmanrealestate.com.au)

**Type** : House  
**Price** : \$ 645,000  
**Land Size** : 1012 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/7161335>



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Ground Floor



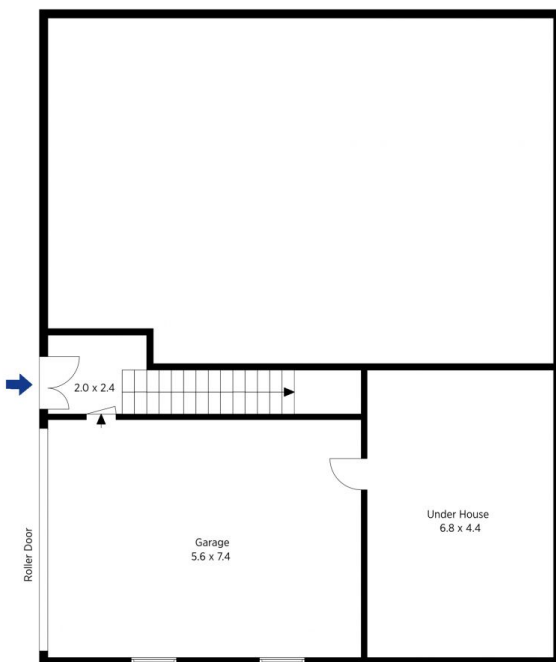
First Floor

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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Chapman



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Chapman