



#### 49 Martin Street Katoomba NSW

5 2 1

**LOCATION** - Beautifully positioned in south Katoomba on the high side of the street, close to a number of bush walks and only 800m from Echo point lookout. All the facilities of the town centre only 1.4km away with the local bus stop walking distance only 400m, close to local schools.

**STYLE** - Commanding two storey expansive home with colourbond roof on a flat block of approximately 613m<sup>2</sup> with an abundance of room to suit all the family, featuring high ceilings and wooden floors.

**LAYOUT** - 3 separate living spaces providing ample space for all occasions, 5/6 bedrooms (5 upstairs, 1 downstairs) one bedroom upstairs currently set up as a large family room, modern main bathroom upstairs and 2nd full bathroom with separate bath and shower downstairs, Kitchen leading out to a large laundry with 3rd toilet and

**Type** : House  
**Price** : \$ 925,000  
**Land Size** : 613 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/7161440>



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## 49 MARTIN STREET, KATOOMBA



**INTERNAL**  
**264 m<sup>2</sup>**

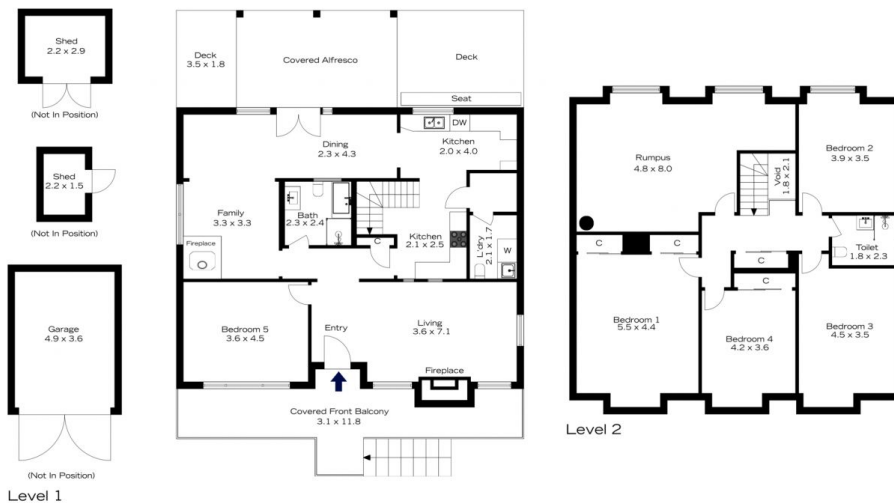
**EXTERNAL**  
**73 m<sup>2</sup>**

**TOTAL**  
**337 m<sup>2</sup>**



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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