



### 37 Warialda Street Katoomba NSW

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**LOCATION:** South side Katoomba, nestled between the heart of town and Echo Point. Convenient to rail transport, services, supermarkets and specialty shops, local parks and tourist attractions.

**STYLE:** Brick construction with colorbond roof, modern 2 storey town home in a boutique setting in as new condition.

**LAYOUT:** Open plan living and dining, modern kitchen with dishwasher and gas cooking, master bedroom and bathroom all on ground level. Upper level offers 2nd living room, 2 bedrooms and bathroom. Lock up garage.

**FEATURES:** The luxury of ducted air conditioning, supplemented by tiled floors, carpet to bedrooms and a lovely sunny aspect.. Natural gas to home.

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<b>Type</b>	: Townhouse
<b>Price</b>	: \$ 710,000
<b>Building Size</b>	: 159 sqm
<b>Land Size</b>	: 103 sqm
<b>View</b>	: <a href="https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/townhouse/7161508">https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/townhouse/7161508</a>



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# 37 WARIALDA STREET, KATOOMBA



1st Floor

INTERNAL  
152 m<sup>2</sup>

EXTERNAL  
15 m<sup>2</sup>

TOTAL  
167 m<sup>2</sup>

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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