



40 Third Avenue Katoomba NSW

3 1 2

LOCATION - Set on the high side of the street with lovely open views. Only 2.7km to Katoomba station and town with all its shops, restaurants & cafes. An easy 900m to the local primary school.

STYLE - Single level, double brick home, set on a large 1011m2 block.

LAYOUT - Entry hall leading to 2 generous bedrooms, family bathroom, living area open to dining and new kitchen, double doors out to a sunny balcony, master bedroom with walk in robe, laundry, carport and garage.

FEATURES - Beautiful wooden floors and high ceilings welcome you to this family home. Open plan living, dining and new kitchen including Stainless steel 900 mm gas cooktop and electric oven, range hood and dishwasher. Double doors lead out from the living area to a light filled balcony. Large master bedroom filled with light and benefiting from a spacious walk in robe. A further 2

Price : \$ 731,888
Land Size : 1011 sqm
View : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/7161518>



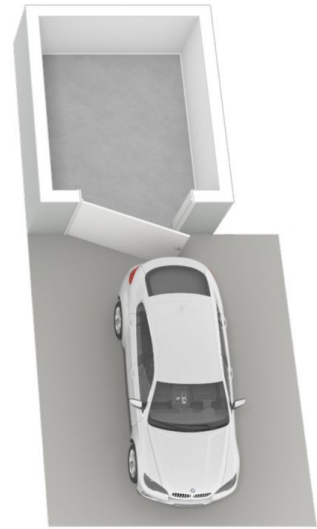
Hayley Clifton
02 4782 5045



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Ground Floor



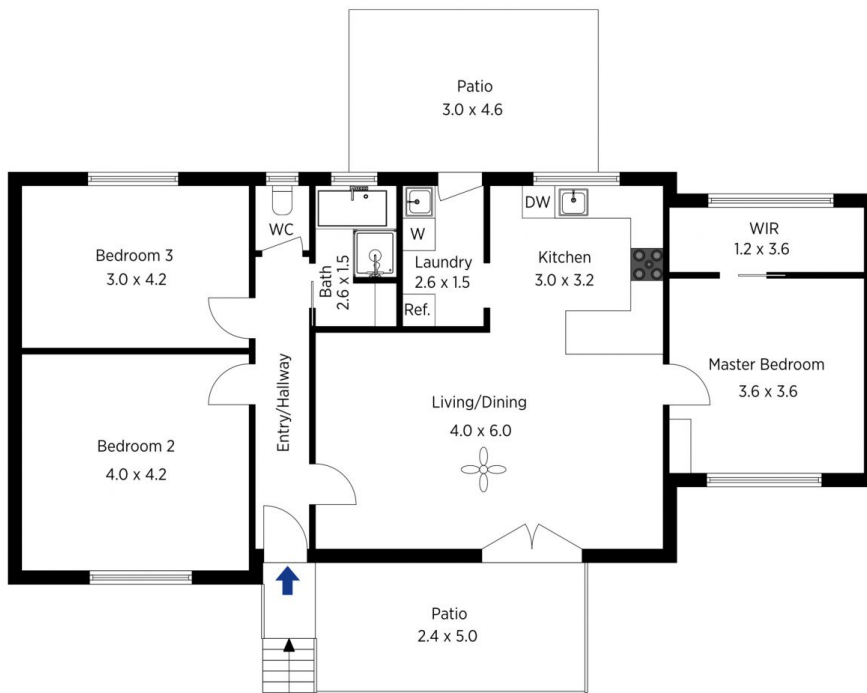
Under House

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.

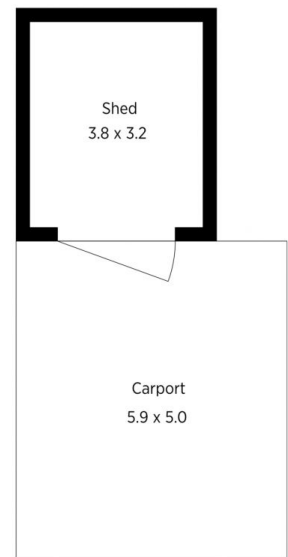
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40 Third Avenue, Katoomba

Chapman



Ground Floor



Under House

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Chapman