



### 15 Fifth Avenue Katoomba NSW

3 1 2

**LOCATION** - Set beautifully on the high side of the street with open views towards the valley. Just 1.4km to the local school and 3.5km to Katoomba train station and town centre with all its shops and cafes. Enjoy Minni Ha Ha Falls with walks and watering holes only 600m away.

**STYLE** - Lovely split level brick and tile home with separate, self-contained studio or teenage retreat at rear.

**LAYOUT** - House: Spacious open plan kitchen with gas cooktop and electric oven, dishwasher and plenty of storage, dining and living area with tiled floor and high ceilings opening out onto the rear entertaining deck. 3 bedrooms and family bathroom with bath and separate shower on carpeted upper level. WIR shared by beds 1 & 2 could be transformed into an ensuite, Laundry from back deck.

**Type** : House  
**Price** : \$ 801,755  
**Land Size** : 1012 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/7161544>



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15 FIFTH AVENUE, KATOOMBA



House

Studio

INTERNAL  
153 m<sup>2</sup>

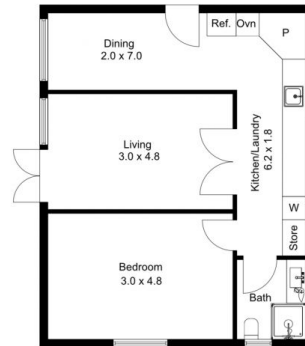
EXTERNAL  
40 m<sup>2</sup>

TOTAL  
193 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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