



### 60 Seventh Avenue Katoomba NSW

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**LOCATION** - Enjoying a whisper quiet and sunny location. Schools, transport, bush walks, and the Blue Mountains famous Three Sisters lookout, all within easy access and only 350 metres to Minni Ha Ha Reserve.

**STYLE** - High set single level brick construction with colorbond roof, set on a generous 1,385m2 (approx.) parcel of land.

**LAYOUT** : Open plan living and dining adjacent to kitchen. 3 bedrooms, 2 with built in robes, family bathroom and 2nd toilet in spacious laundry.

**FEATURES** - Electric cooktop and oven, dishwasher. Ducted gas heating. Tri-fold doors lead out to the rear covered deck and garden. Fenced yard. Instant gas hot water. Ducted gas heating and instant gas hot water.

**Type** : House  
**Price** : \$ 660,000  
**Building Size** : 98 sqm  
**Land Size** : 1385 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/7161564>

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



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60 SEVENTH AVENUE, KATOOMBA



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

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

**TOTAL**  
140 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.

