



### 38 The Escarpments Katoomba NSW

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**LOCATION** - Located in a tranquil neighbourhood and directly opposite with glimpses of the old Katoomba Golf course, now 57 acres of beautiful parklands, is close to Cahills Lookout, Scenic World and many beautiful walking trails are all within 1.4kms. Katoomba town with all its shops, cafes and art galleries is only 3.6km away.

**STYLE** - Spacious and contemporary brand new 2-storey duplex constructed of brick and concrete with quality commercial glazing is beautifully lit and has an abundance of natural light.

**LAYOUT** - 3 oversized bedrooms, 2 with built-ins and oversized master with large walk-through wardrobe, double sink ensuite and balcony with views. Formal living with own

[For full version visit the website](#)

**Type** : Other  
**Price** : \$890,000 - \$950,000  
**Land Size** : 195.7 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/other/8086485>



**Sharon Lampert**  
02 4739 4311

38 THE ESCARPMENTS, KATOOMBA



Ground Floor

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

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

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



First Floor



Second Floor



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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