



### 10c Warne Street Katoomba NSW

3 2 1

**LOCATION** - Located in a quiet hidden pocket of Katoomba, convenient to all the local facilities but overlooking a beautiful green valley. Set on a large block of 1,214m<sup>2</sup> and just 1.4km (approx) to Katoomba train station and 1km to Katoomba town with all its shops, cafes, and major supermarkets.

**STYLE** - Single level home of weatherboard construction and Colorbond roof plus a Studio with bathroom.

**LAYOUT** - This single-level home offers spacious living and a seamless flow between the indoors and outdoors. The entrance hall leads to a large lounge and dining room with a vaulted ceiling, large windows fill the room with natural light. The kitchen with European appliances including an

**Type** : House  
**Price** : \$1,100,000 - \$1,200,000  
**Land Size** : 1214 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/8159781>

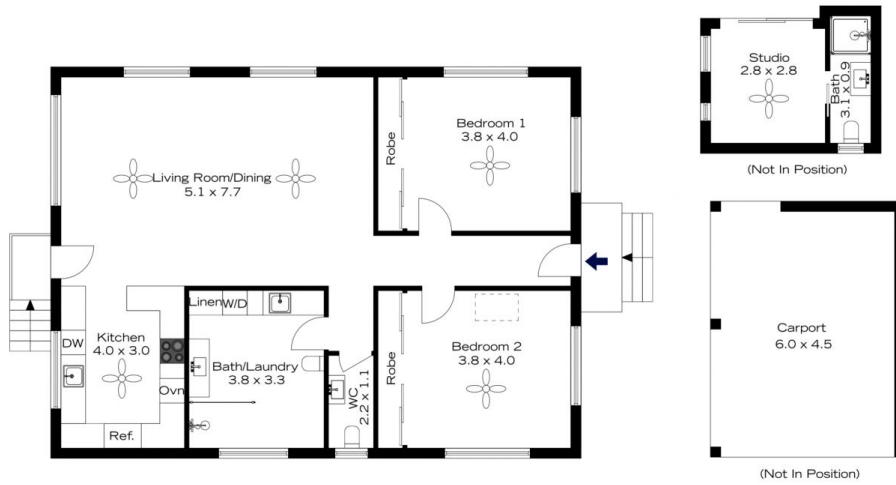


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# 10C WARNE STREET, KATOOMBA



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

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

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



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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