



KATOOMBA
25 Wellington Road

3 2 2

Newly Renovated Home or Investment Opportunity

This freshly updated brick home is a short drive from the Katoomba CBD, local schools, public transport and tourist destinations. This beautiful home has been updated throughout and offers a refreshing and tranquil feel from the moment you walk through the front door.

Offering 3 bedrooms, 2 bathrooms, an open plan kitchen/living area with an internal laundry space. The kitchen includes new SMEG appliances (dishwasher, stainless-steel oven and range-hood), modern sub-way tile splash-back & Caesar Stone benchtops.

Both bathrooms offer matte black tapware, wall-hung vanities, a free-standing bath and frameless glass shower screens (with matching matte black hinges) and timber tiled feature walls. The colour-palette throughout the property is simple and modern and the interior fit-out has been designed to flow throughout all rooms. Flooring is state of the art waterproof hybrid laminate/vinyl, and carpet and underlay is of high quality to match with the other features of the home. Property is currently tenanted at \$480 per week.

Extra features include:

Ducted air conditioning system throughout

White plantation shutters throughout

Large front and backyards with plenty of room to grow

Timber deck and covered patio area overlooking the garden

Single car garage or workspace and ample off-street parking

Property ID	L955026
Property Type	House
Building / Floor Area	102
Garages	2
Land Area	734.0 sqm

AGENT

Brenton Ebzery

0410 613 450

brenton.ebzery@katoomba.rh.com.au

Rates – Council \$420.90/qrt, Water \$172/qrt (fixed charges)

Low maintenance block of approx. 734sqm