

9 ABBOTSFORD ROAD, KATOOMBA, 2780

🛏 3 🍳 1 🚗 1 📏 563M²



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PRIME LOCATION

Rarely does an opportunity to secure a property in such a prime South Katoomba location present itself. Situated on a perfectly flat & sunny 563 sqm parcel, moments from spectacular lookouts, bushwalks, cafes, supermarkets and public transport.



Nestled within a group of classic period homes this character cottage has huge upside potential for those with vision & a willingness to tackle the value-add possibilities.

Offering 3 bedrooms, 1 bathroom, large living, dining, galley kitchen, office/sunroom, internal laundry and a single lock-up garage.



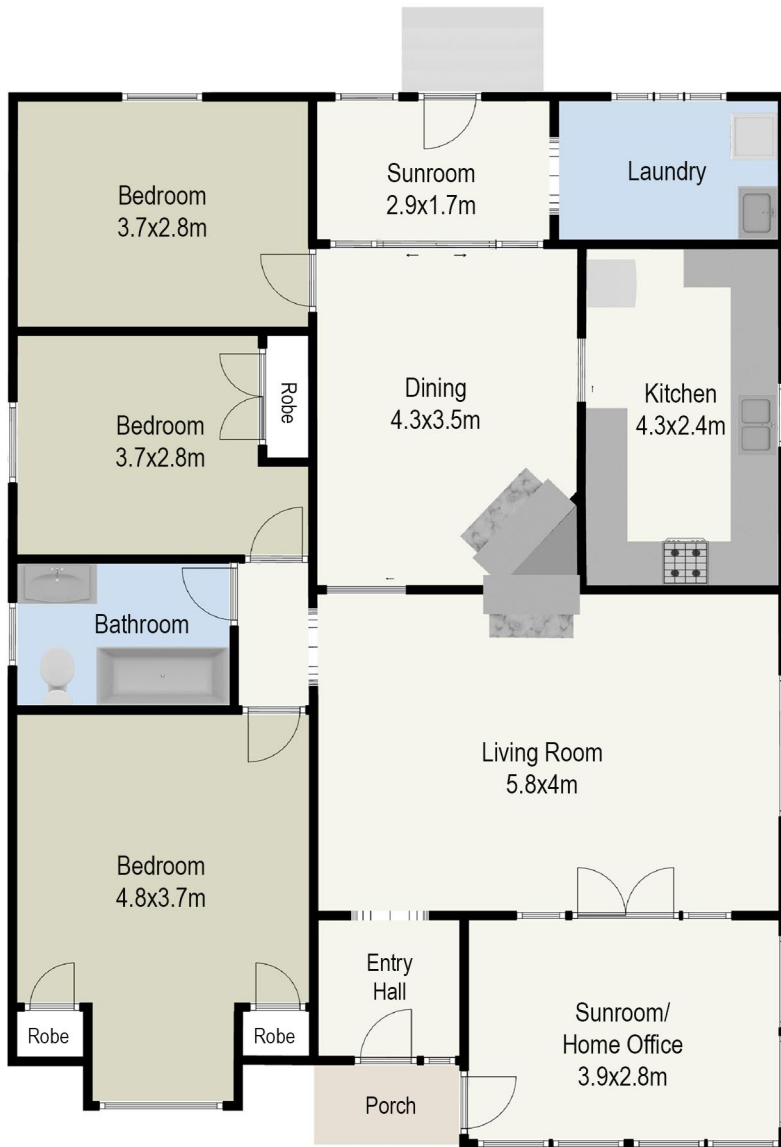
FEATURES INCLUDE:

- Polished 6-inch Kauri Pine flooring
- 10-foot ceilings
- Picture rails
- Original fireplaces
- Bay window in master bedroom
- Artusi stainless steel gas cooker
- Built-ins to Master & 2nd bedroom
- Scope to value add & further unearth the character
- Super quiet location
- Close proximity to all amenities
- Level 563sqm parcel (approx.)

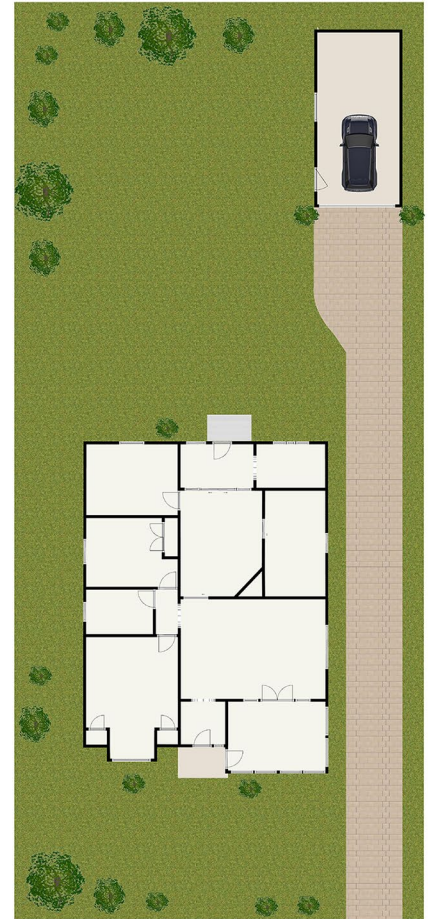
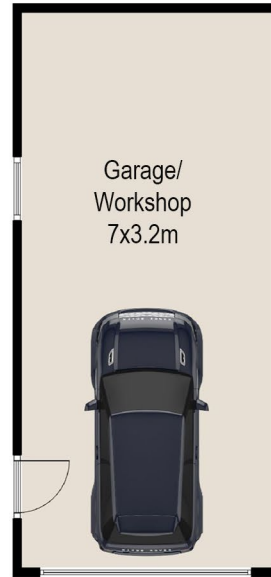
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All measurements are approximate. For illustrative purposes only.



Site Plan (not to scale)



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