

**1 CARRINGTON AVENUE, KATOOMBA, 2780**

🛏 4 🍷 2 🚗 2 📏 700M<sup>2</sup>



agent  
blue







Situated on a desirable street, in arguably one of the best pockets of South Katoomba, occupying the corner block. The property fronts parkland, creating absolute privacy, and is positioned over the road from spectacular views across the Jamieson Valley and is only a few minutes away from popular valley trails and tourist attractions.



Built in c.1920s, this timeless residence features **four bedrooms, two bathrooms, eat-in kitchen, formal dining room and living room, plus two private sunrooms.** The interior showcases charming wooden floorboards, elegant sash windows, lofty ceilings showcasing exquisite decorative cornices and ceilings. Ducted gas heating ensures comfort throughout, while the large garage/workshop, shed, and an easy-to-maintain block enhance the property's functionality.

The twin driveway provides convenient off-street parking on the spacious 700sqm (approx.) flat block. This residence encapsulates the charm of a bygone era while offering modern comforts in a prime location.



**1 CARRINGTON AVENUE,  
KATOOMBA, 2780**

🛏 4 🚿 2 🚗 2 📏 700M<sup>2</sup>

## FEATURES INCLUDE:

### LAND/BUILDINGS

- 700sqm (approx.) flat block
- Easy maintainable corner location
- Twin driveway for easy off street parking
- Large garage/workshop
- Shed
- Newly tiled roof

### INTERIOR FEATURES

- Wooden floorboards throughout
- High ceilings
- Period features
- Ducted gas heating
- Slow combustion fireplace in kitchen
- Freshly painted







**SARAH THOMPSON**

@ sarah@agentblue.com.au

☎ 0451 971 355

🌐 www.agentblue.com.au

✉ PO Box 537, Springwood NSW 2777

