

**44 LEICHHARDT STREET,  
KATOOMBA, NSW 2780**

2 1 700M<sup>2</sup>

  
**agent  
blue**





## "DELLMERE"—A RARE MOUNTAIN'S ORIGINAL ON IDEAL BLOCK

Perfectly positioned in a premiere South Katoomba pocket and surrounded by other character homes in a quiet area. Situated just 1.2km to Katoomba train station and village centre, and in close proximity to popular walking trails such as Prince Henry Cliff Walk, Fern Bower and spectacular escarpment outlooks.

Held within the same family for over 75 years, this beautifully presented quintessential, **two bedroom, weatherboard cottage**, is now offered to the market. This sale represents an exceptionally rare opportunity in one of South Katoomba's most desirable streets. 'Dellmere' has been thoughtfully restored over a 5 year period, to honour its origins, whilst meeting the comforts of modern living. Enjoying a sunny, north facing aspect from the living area, with ambient warmth and light, this hybrid of heritage aesthetics with modern thermal and energy performance allows year round comfort and enjoyment.

All this, set on a truly outstanding block, with established gardens and trees, including mature maples, birch and gum, plus ironstone features. The property's sense of space, privacy and future potential elevates it well beyond the ordinary.

For buyers who appreciate provenance, position and possibility, this is a home that will reward those who recognise lasting value in tightly held locations.

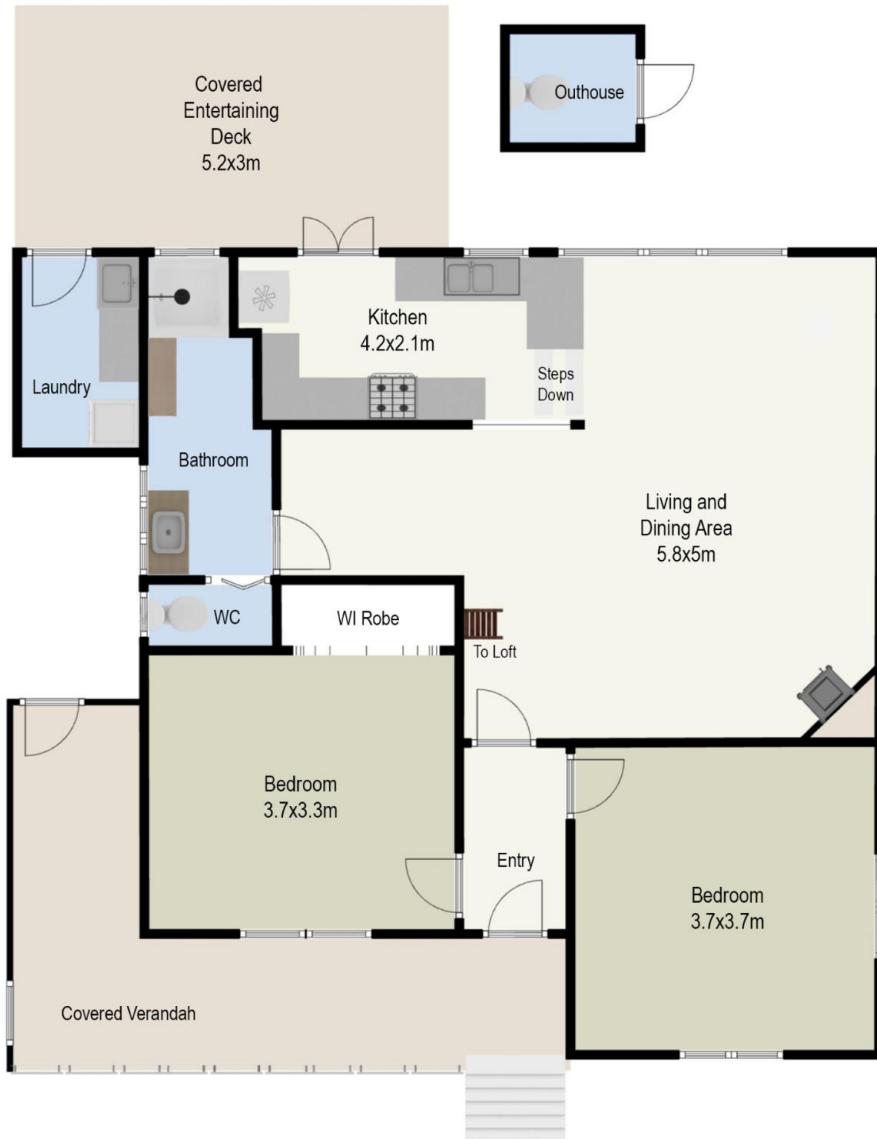
## FEATURES INCLUDE:

- 4kW Solar power & Evacuated tube/electric hot water (300L tank)
- Double insulated internal walls
- North facing living areas
- Slow combustion Lopi wood fireplace
- Natural gas heating and cooking
- Restored hardwood floors
- Original fittings and architraves throughout
- Private deep block
- Potential for further development (STCA)
- Lovely street appeal
- Great location for investment
- 700 m<sup>2</sup> block

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All measurements are approximate. For illustrative purposes only.

