

7 MINNI HA HA ROAD, KATOOMBA, 2780

🛏 2 🍷 1 🚗 2 📏 809M²



agent
blue





This terrific opportunity is situated in a central location, conveniently close to the bus route, local primary school, cafe and popular Minni Ha Ha Falls.



Presenting a delightful, light and sunny, **two bedroom residence**, encompassing an **extremely generous floor plan**. Upstairs is the huge main bedroom plus 2nd bedroom, living room and kitchen. Adjoining the living area is a sunny reading nook under a large picture window. The layout provides multiple storage/utility possibilities.

There's a bonus **ground floor workshop/studio** or **potential third bedroom**, plus laundry and shower, all with **separate access**. Adjoining this is an abundance of under house storage. Adding to the list of extras, for the vehicles there's a detached garage with carport.



This entire parcel sits on a large, usable and sunny, elevated block of approximately 809m².

Apart from choosing your own floor coverings, you can move straight in and reap the rewards, tweaking this terrific property to your needs.

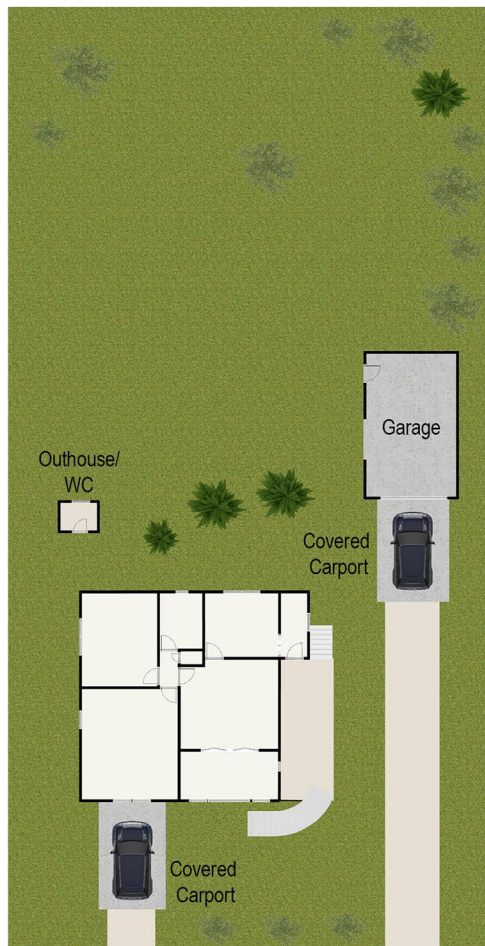
FEATURES INCLUDE:

- Wooden floorboards
- Picture windows
- Studio/workshop
- Garage plus carport
- Convenient location

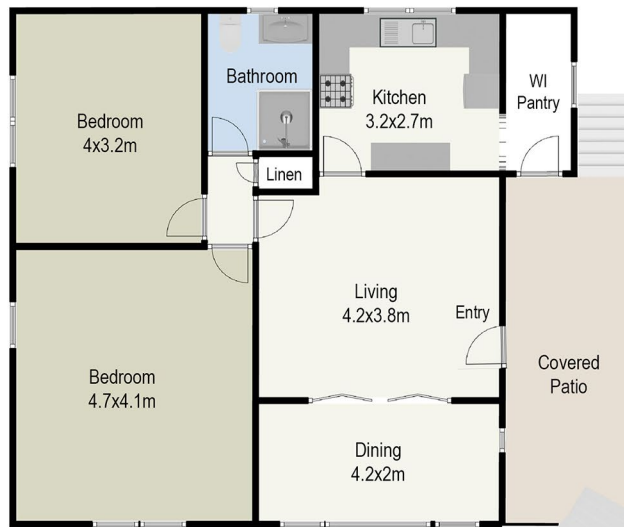
**7 MINNI HA HA ROAD,
KATOOMBA, 2780**

🛏 2 🛎 1 🛏 2 📏 809M²





Site Plan (not to scale)



First Floor (Entry Level)



Ground Floor

All measurements are approximate. For illustrative purposes only.



JARED WILSON

@ jared@agentblue.com.au

☎ 0409 530 323

🌐 www.agentblue.com.au

✉ PO Box 537, Springwood NSW 2777

