

32 SECOND AVENUE, KATOOMBA, NSW 2780

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agent
blue





CHARMING MOUNTAINS COTTAGE WITH FLEXIBLE LIVING

Conveniently positioned close to North Katoomba Public School, with Blue Mountains hospital and Katoomba town centre both under 3kms away. Nature lovers will appreciate being just 1.8km from the picturesque Minni Ha Ha Falls, while nearby playing fields provide the perfect space for kids and dogs to run and play.



Configured as a **two bedroom** home, the property offers a larger than average floor plan. A generous additional **family room** provides excellent versatility, **creating options** for a **third bedroom, studio, home office, creative space** or **media room** depending on your needs.

The home is full of warmth and personality, featuring **Cyprus pine floorboards**, unique **stained glass** details and handcrafted creative touches. **Large picture windows** invite natural light while framing lovely outlooks across the surrounding garden. A **spacious bathroom** with **combined laundry** adds practicality and functionality, offering plenty of room for everyday family living. Outside, the **established garden** features native plantings that create a peaceful natural haven for attracting local birdlife.



This property is ideal for first home buyers, downsizers, investors, or anyone seeking a character home with room to personalise. A charming Blue Mountains cottage with character, space and exciting potential, ready for its next chapter.

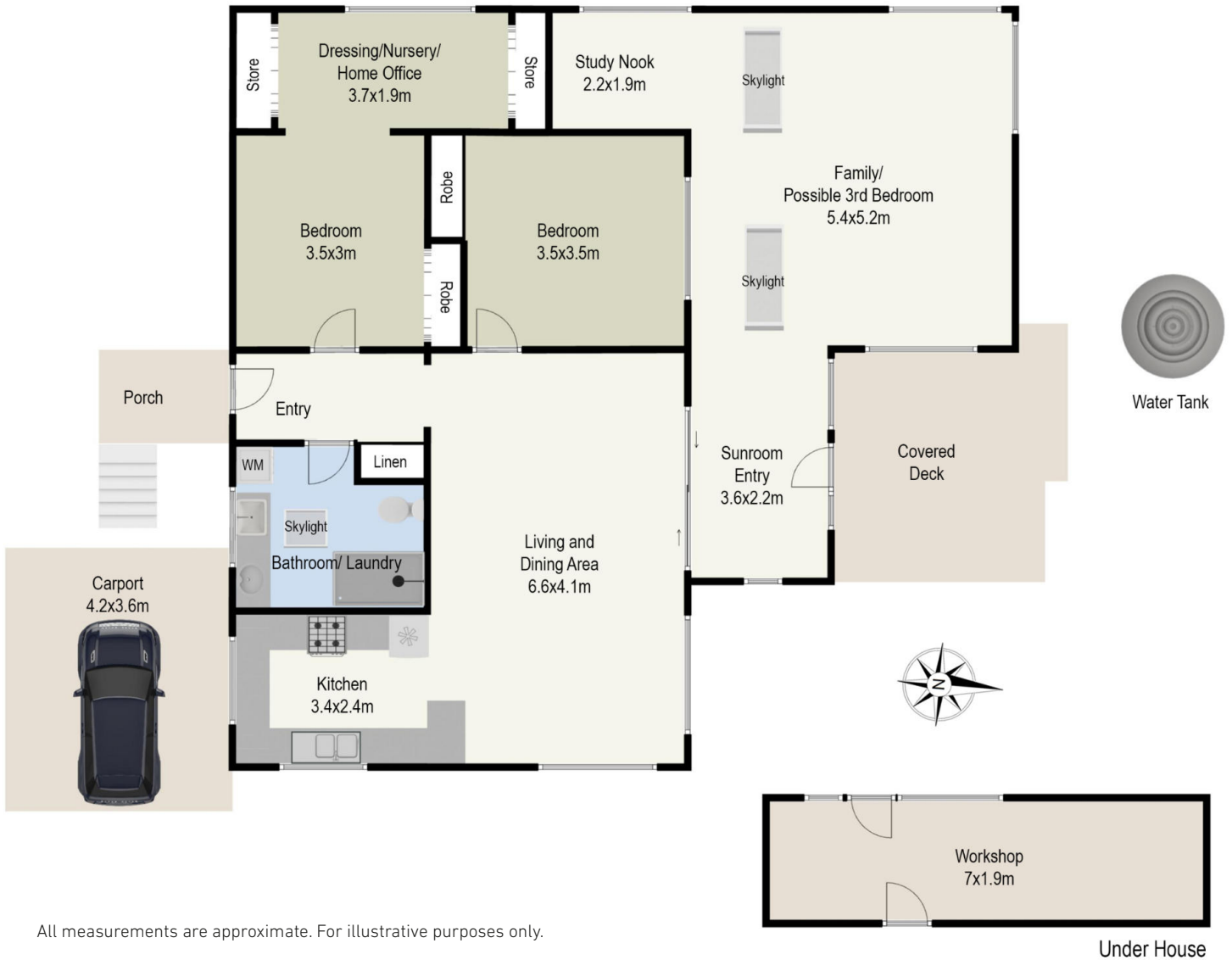
FEATURES INCLUDE:

- Rinnai gas heater
- Gas bayonet—natural
- Reverse cycle air conditioner
- Ceiling fan
- Electric cooking
- Built ins
- Water tank
- Underhouse workshop
- Raised garden beds
- 1,012.47 m² block

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