

1 EGMONT ROAD, MEDLOW BATH, 2780

🛏 2 🚿 1 🚗 2 📏 733M²



agent
blue





Tucked away in the peaceful village of Medlow Bath, this much loved, 2 bedroom elevated haven, offers those who recognise quality and opportunity a chance to secure an enviable lifestyle away from the daily grind of city living.

Blending comfort and style with value-add possibilities this property is uniquely individual and revolutionary.



Situated on a sunny, north-facing corner parcel in a quiet cul-de-sac, moments from spectacular lookouts, bushwalks, cafes and public transport. A short drive to either Katoomba or Blackheath townships.

Offering **2 bedrooms, 1 bathroom**, open plan living & dining, galley kitchen and external laundry — (approved architect designed DA to convert to 4 beds, 2 bath, 2 living with attached single garage & workshop). Landscaped gardens including feature retaining walls, gabion fencing & numerous private sitting areas.



**1 EGMONT ROAD,
MEDLOW BATH, 2780**

🛏 2 🚿 1 🚗 2 📏 733M²

FEATURES INCLUDE:

LAND/BUILDING

- Corner block of 733sqm (approx)
- Dual street access
- Low maintenance construction
- Architect designed, approved DA to extend & enclose the underneath (plans available)
- Renovated by professional builder
- Stylish open plan living & dining with elevated outlook through the tree tops

FITTINGS/FEATURES

- Smart Home features
- Hardwood & glass kitchen cabinetry
- Built-in storage throughout
- Polished Cyprus Pine flooring
- New wiring, power box upgrade & electrical connection from pole
- Slow combustion heating on circular hearth with fixed firewood stacker
- Haiku ceiling fans
- Insulated including underfloor
- Floor to ceiling Western Red Cedar soft closing sliding doors

KITCHEN

- 900mm Smeg Oven & cooktop
- Fisher & Paykel dishwasher

OUTDOORS

- Unique steel mesh and gabion feature fencing to the front in conjunction with Colorbond fencing to the rear for privacy
- Large garden shed with power connected

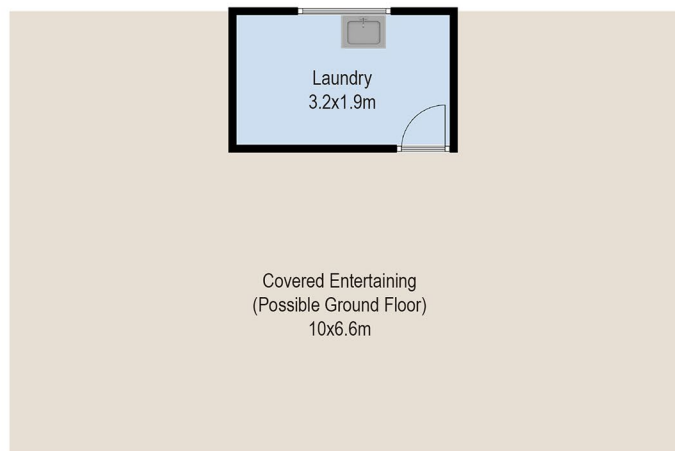




Site Plan (not to scale)



Upstairs



Downstairs



JARED WILSON

✉ jared@agentblue.com.au

☎ 0409 530 323

🌐 www.agentblue.com.au

✉ PO Box 537, Springwood NSW 2777

