



### 10c Warne Street Katoomba NSW

3 2 1

**LOCATION** - Located in a quiet hidden pocket of Katoomba, convenient to all the local facilities but overlooking a beautiful green valley. Set on a large block of 1,214m<sup>2</sup> and just 1.4km (approx) to Katoomba train station and 1km to Katoomba town with all its shops, cafes, and major supermarkets.

**STYLE** - Single level home of weatherboard construction and Colorbond roof plus a Studio with bathroom.

**LAYOUT** - This single-level home offers spacious living and a seamless flow between the indoors and outdoors. The entrance hall leads to a large lounge and dining room with a vaulted ceiling, large windows fill the room with natural light. The kitchen with European appliances including an

**Type** : House  
**Price** : \$ 1,125,000  
**Land Size** : 1214 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/katoomba/residential/house/8159781>



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# 10C WARNE STREET, KATOOMBA



**INTERNAL**  
124 m<sup>2</sup>

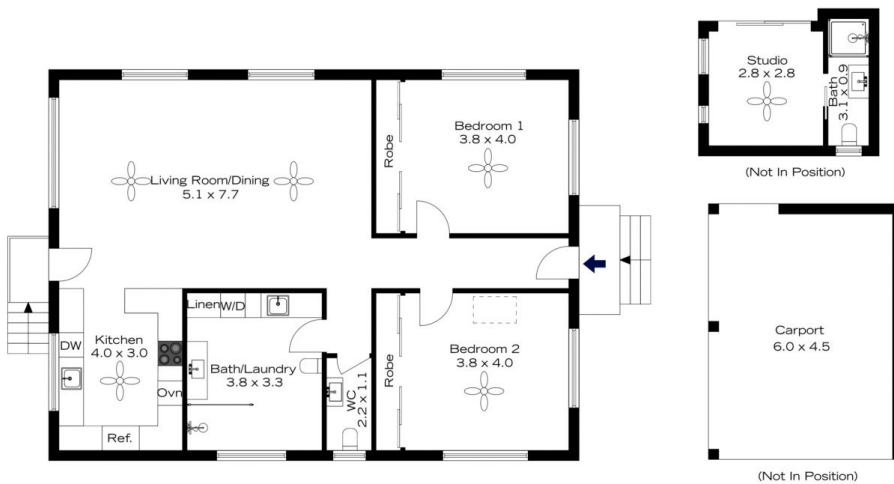
**EXTERNAL**  
4 m<sup>2</sup>

**TOTAL**  
128 m<sup>2</sup>



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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