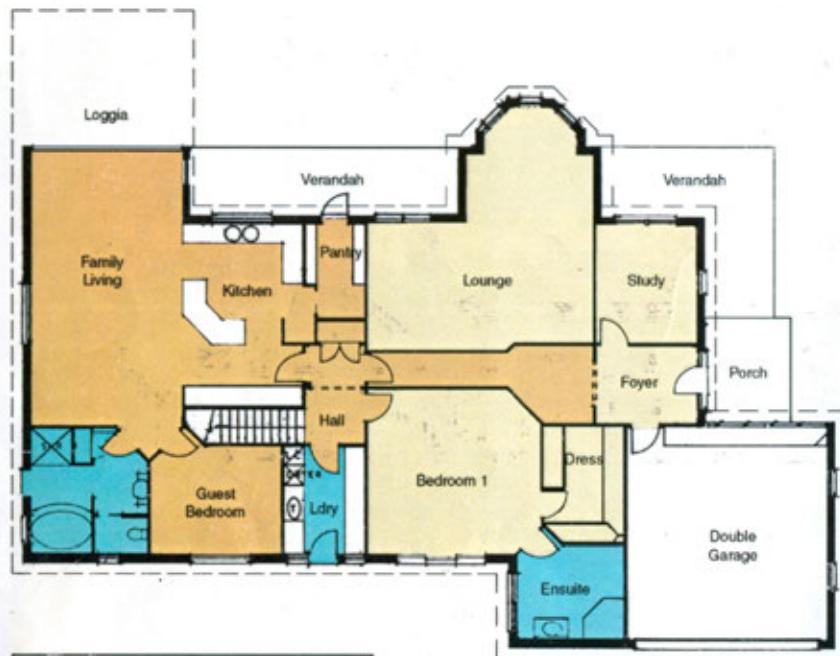


Katoomba




BRETNALL
HOUSE HOMES 1900



Katoomba

LEGEND

Room Sizes	52.0m
Garage Double	6.0m x 6.7m
Master suite	5.0m x 4.8m
Master ensuite	3.0m x 2.5m
Master Walk in robe	3.5m x 2.4m
Entry	2.3m x 4.5m
Living/Dining	6.0m x 4.8m x 3.5m
Kitchen	3.6m x 3.5m
Pantry	1.45m x 2.8m
Meals & TV	4.5m x 8.0m
Family games	6.5m x 5.8m
Study	3.0m x 3.5m
Rumpus room	5.7m x 3.6m
Bed 2	4.2m x 4.3m
Bed 3	3.8m x 3.6m
Bed 4	3.2m x 3.6m
Guest room	3.5m x 3.1m
Guest ensuite	3.6m x 3.4m
Main bathroom	2.2m x 2.5m
Laundry	2.4m x 3.1m
Loggia	3.6m x 3.5m
Wing & Garage area	425 m ²
Verandah	30m ²
Total area under roof	455m ²

The **Katoomba** is suited to either a residential site or an acreage block. It boasts 5 spacious bedrooms, 3 bathrooms/2 ensuites and a study ideal for the home office. The living areas are ideal for a growing family as the children's rumpus room is separate from the formal living areas. The family room is the hub of the home; it extends into the loggia, which brings the outside in and ideal for hazy summer lunches. All the living rooms face North and the kitchen has an excellent walk-in pantry which opens onto the verandah. All the picnic and BBQ gear can be stored away. The Katoomba has huge 10' ceilings to the ground floor and the dorma windows light to the childrens' bedrooms.