



37 Murray St, Leura



## AFFORDABLE PRICE IN PRIME SOUTH LEURA LOCATION!

Located just 370 metres from the vibrant Leura Mall Village is this neat and tidy weatherboard home packed with potential!

Positioned on a terrific 750sqms corner block (primarily facing North), the home is ideal as an investment, weekender or bring your architect and add tremendous value.

Features include:

- Open plan living/dining with reverse cycle air conditioning and gas heating
- Rear timber deck overlooking the large gardens and surrounding trees
- Neat kitchen with gas cooking
- Long sunroom/office
- Both bedrooms with built-ins robes
- Internal laundry

Leura offers an enviable lifestyle featuring boutique shops, amazing cafes, incredible bushwalks (the closest located at the end of the Street) and a great train service to Sydney.

Don't miss this opportunity!

Land size: 750 sqms

Zoning: C4 – Environmental living

Rent potential: Around \$570pw

Council rates: \$610.00 per quarter

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<b>Price</b>	SOLD for \$790,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1346
<b>Land Area</b>	750 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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**LIBERTY**

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