



## LIFESTYLE + LOCATION!

Perfectly located in a quiet street off prestigious Sublime Point Road and just 1.3kms to Leura Golf Course, is this entry level home awaiting your cosmetic flair.

The sunny, level 689sqms block backs directly onto breathtaking walking trails and lookouts yet it's just a short drive to Leura village (be sure to check our photos towards the end of the photo order).

Yes, it could do with some cosmetic enhancements but it's solid brick construction is a great platform to start with.

Features include:

- Open plan living/dining areas with floating bamboo floors
- Sun-filled kitchen with dishwasher
- Central gas heating
- Large master bedroom with built-in robes
- North facing, level backyard with great escarpment views towards the back
- Lock-up garage (currently used as a music studio)
- Internal laundry
- Gas hot water system

If you love the outdoors, you'll be impressed visiting Sublime Point lookout and the nearby Pool of Siloam. If you're feeling energetic, make a day out of

3 1 1 689 m2

**Price** SOLD for \$639,000  
**Property Type** Residential  
**Property ID** 1382  
**Land Area** 689 m2

### Agent Details

Marc Fitzpatrick - 0400 098 713

### Office Details

Waterloo  
 169-175 Phillip St Waterloo NSW  
 2017 Australia  
 02 8399 0340

**LIBERTY**

it and follow the Grand Cliff Top Track behind the Fairmont resort which will take you to Wentworth Falls!

This is a rare opportunity to live in a million dollars locale without paying a million dollars. Don't miss out!

Land size: 689 sqms

Rental status: Current leased at \$440pw on an expired lease

Council rates: \$528.10 pq

Water rates: \$177.12 pq

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*