

Sold



26A Hartley Esp, Leura



## STUNNING HOME, SUPERB LOCATION!

When you first glance down the pebbled, tree-lined driveway, you know something special lies beyond. Privately tucked away from the street, you're presented with a gorgeous home surrounded by a garden oasis carefully curated over 16 years by the current owners.

Both the renovated home and the gardens have been created with conservation and sustainability in mind. It's not just the home that's great though – it's the location too. You're just an easy 400m walk to Woolworths & Leura Village.

Features for eco-friendly living:

- Double glazed cedar windows throughout the house & the studio
- 5kw solar system
- 'Solectair' ducted heat transfer unit
- Ceiling fans
- Hand crafted American Oak kitchen with vitrified American Ash benchtops
- Quality New Zealand wool carpets
- 15,000L of rainwater tanks
- Substantial raised beds for veggie patches
- Extensive use of recycled and repurposed materials

Other features:

- Sun-filled living room with serene garden outlook

3 3 3 1,809 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1500
<b>Land Area</b>	1,809 m2

### Agent Details

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### Office Details

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**LIBERTY**

- Cosy dining area and separate breakfast nook
- Huge, glass 'garden room' perfect for relaxing or entertaining during any weather conditions
- Built-in robes in all bedrooms, en-suite off the master
- Main bathroom has separate bath & shower
- Large Butler's pantry
- Jacuzzi
- Ducted gas central heating & air conditioning
- Garage with workshop plus double carport
- Laundry and third toilet with clever access to the backyard, house and garage

Privately tucked away in the corner of the block is a huge and amazing studio with every creature comfort you could want including an undercover deck with an amazing garden outlook.

The outdoor areas consist of a mixture of paving, pebbles, manicured lawns, a variety of vibrant plants rivalling the Botanic Gardens, established trees, a superb water fountain and several seating areas. You'll also love the shed, potting shed and the fact that the block is partly drip irrigated via rain water tanks.

Inspections of this immensely private sanctuary will not disappoint!

Land size: 1,809 sqms

Council rates: \$809.20 pq

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