



**4 Russell Rd, Leura**



## LIFESTYLE, LOCATION, LOW MAINTENANCE!

Situated in one of South Leura's most coveted and tightly held pockets is this completely renovated brick home full of architectural intrigue!

The flat, 529sqms land is low maintenance allowing you to spend your weekends enjoying what you love, not mowing lawns! It has ample space though to spread out and entertain.

In addition to the lock-up garage, there is loads of room to park a caravan, RV or trailer.

Accommodation in this stunning home comprises of:

- Open plan family/dining area with soaring cathedral inspired ceilings and feature stone fireplace
- Black Japan stained timber flooring
- Separate casual living area
- New kitchen with gas cooking, 40mm stone benchtops and adjacent casual meals/breakfast area
- Ducted reverse cycle air conditioning throughout
- Three brand new bathrooms with smart back-lit LED mirrors and heating flooring in two of the bathrooms
- Built-in robes in three of the bedrooms with further storage nooks (could be used as walk-ins) in the master
- Fantastic garage incorporating a workshop and magnificent storage area

4 3 2 529 m2

**Price** SOLD for \$1,400,000

**Property Type** Residential

**Property ID** 1523

**Land Area** 529 m2

### Agent Details

Marc Fitzpatrick - 0400 098 713

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### Office Details

Waterloo

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**LIBERTY**

accessed via a pull-down ladder

- Large adjacent laundry

The rear yard enjoys northerly sun all day long, ideal if you want to plant your own veggies (we love self-sufficiency).

To relax and unwind, you have a choice of a delightful gazebo, sunny paved area or a semi-enclosed 'bar & grill' area! The block is also fully fenced, ideal for the kids and pets.

Offering complete versatility, this is a Mountains home, a family home, work from home and holiday home – your choice!

We love the fact that the amazing 'Sorensen's Glasshouse & Gardens' is just one street away! Leura Village and Train Station are only 1.5kms away. To find out about other recreational pursuits this region has on offer, be sure to watch our video.

For savvy investors, the Vendor is also open to offering a 5% rental guarantee for 12 months.

Land size: 529 sqms

Council rates: \$809.20 pq

Council zoning: LEP 2015, E4 – Environmental Living

Rental potential: Around \$800.00 per week

*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.*