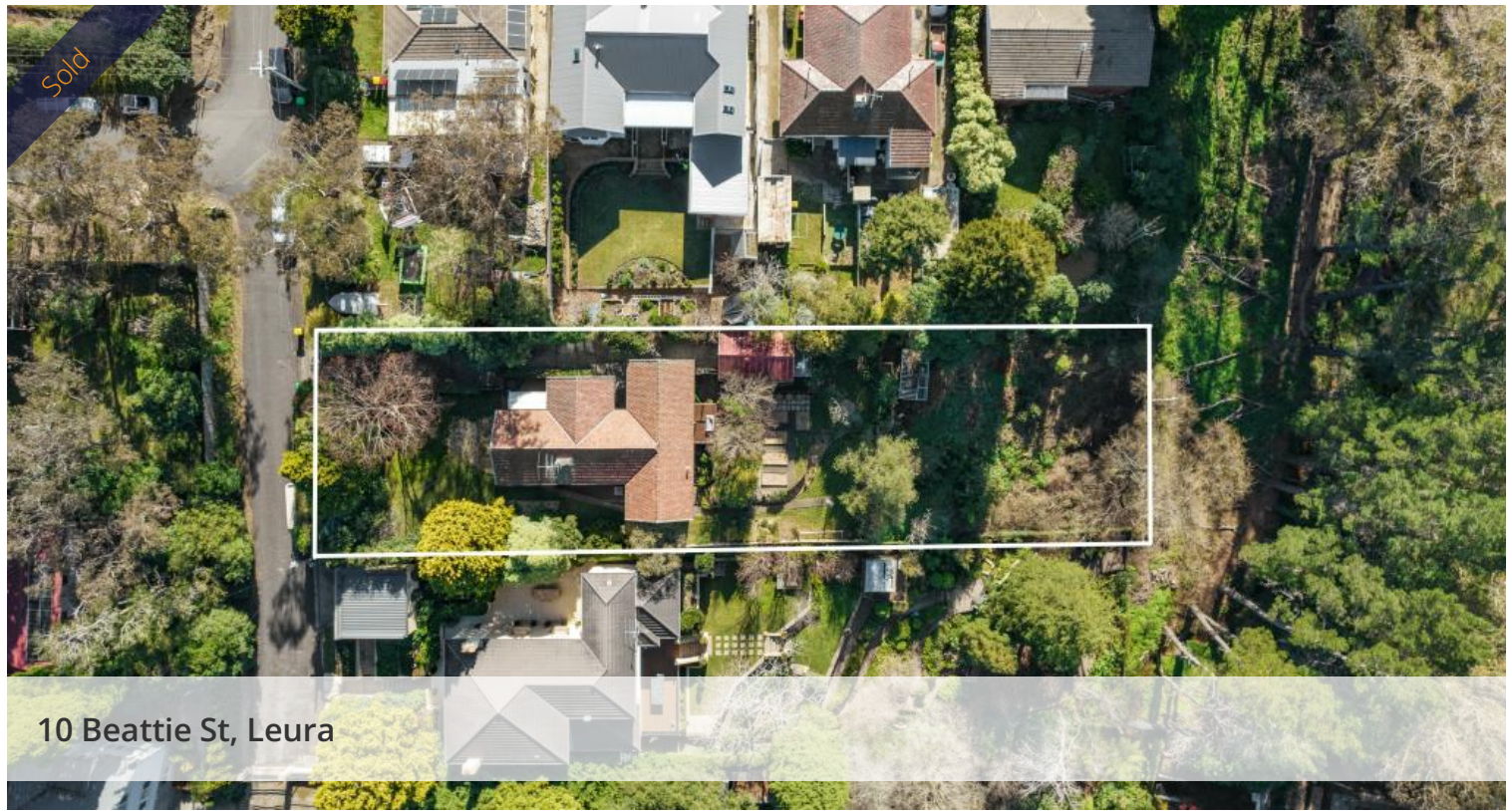




THE EPITOME OF LEURA LIVING!

Situated in a quiet, prestigious and tightly held pocket is this wonderfully comfortable home just 650 metres to Leura Village.

It's undergone an extensive renovation 12 years ago which still holds up well today.

Virtually every window overlooks the gorgeous gardens. Other features include:

- Formal entry with bespoke custom joinery
- Spacious living room with gas fireplace
- Sun-filled kitchen with gas cooking, dishwasher, beautiful timber benchtops and adjacent dining + breakfast nook
- Flowing through French doors from the kitchen is a north facing alfresco terrace with motorised retractable awning
- Three spacious bedrooms (two with robes and one with a timber deck)
- Separate study which flows onto a deck
- Chic bathroom with separate shower & deep bath, striking mosaic tiles
- Custom laundry with loads of storage
- Ducted gas heating
- Custom integrated flyscreens on windows
- Large under-house storage with sink, toilet & shower
- Lock-up garage with downlights, ceiling fan, French doors & balcony (would make a great work from home or hobby space)

3 1 1 1,559m2

Price	SOLD
Property Type	Residential
Property ID	1564
Land Area	1,559 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

LIBERTY

One of our favourite features is the garden. It's split into 3 defined areas. There's a large and private, fully fenced front yard ideal for kids and pets. The backyard features many raised beds for your fruit & veg. Then there's a surprise behind the back gate! It's currently in its natural form and flows down to a watercourse. The kids can go wild or you can landscape it and capitalise like some of the surrounding homes have.

Leura is renowned for its recreational pursuits. There is a plethora of walking trails, lookouts, parks and waterfalls all within 1.5kms.

This gorgeous home has a wonderful feel about it. Inspections will not disappoint!

Land size: 1,559 sqms

Council rates: \$1,176.30 pq

Council zoning: C4 – Environmental Living

Rental potential: Around \$780.00 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.