

Sold



85, 100-116 Leura Mall, Leura



## SPACIOUS & CONVENIENT!

Welcome to the most convenient location in Leura! Just 100m from the Train Station and Leura Village is this fantastic and spacious home with no stairs!

A unique 'dual-key' floorplan allows use as a 2br home or 1br with separate studio. Features include:

- Open plan living/dining with reverse cycle air conditioning
- East facing balcony with leafy outlook
- Two great sized bedrooms both with built-in robes (main with reverse cycle air conditioning)
- Two bathrooms (main with bath)
- Double glazing
- Large internal laundry
- Storage nook
- Security carspace on title

The home is in great condition with carpets and paint renewed in recent times.

'The Spires' benefits from immaculately kept gardens and has a great community atmosphere.

The unique floorplan allows you to rent part out and keep part for yourself or use the whole lot as a spacious home!

2 2 1

**Price** SOLD for \$558,000

**Property Type** Residential

**Property ID** 1590

**Floor Area** 113 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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

**LIBERTY**

Size: 113 sqms + 15 sqms car space

Council rates: \$822.53 per annum

Strata levies: \$1,783.00 per quarter plus additional special levies

Rental potential: Around \$490.00 pw

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