



Leura



## BUSH SETTING WITH VILLAGE CONVENIENCE!

North facing & hand crafted, this intriguing and sustainable 5 bedroom home is sympathetic to its surroundings and environment.

The location is in a wonderful bush setting with views to Mount Hay yet is only 3 minutes by car to Leura Village and the Train Station.

This home has been cleverly designed for comfort and cold climate efficiency. There is an extensive use of bespoke, recycled and repurposed materials and we absolutely love the handcrafted stabilized earth bricks used throughout.

The list of features is too extensive to list here but just some of them include:

### ENTRY LEVEL

- Huge open plan living & dining area with super high ceilings, exposed beams, gas heating and slow combustion fire
- Large entertaining terrace
- Three bedrooms (one with fantastic loft platform the kids will love)
- Two bathrooms (including a massive en-suite with separate bath & shower)

### UPPER LEVEL

5 3 1 1,579 m<sup>2</sup>

**Price** \$1,300,000 - \$1,400,000

**Property Type** Residential

**Property ID** 1664

**Land Area** 1,579 m<sup>2</sup>

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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

**LIBERTY**

- Open plan living/dining
- Entertaining terrace with views to Mount Hay
- Library/snug
- Brilliant kitchen with gas cooking, 900mm oven, dishwasher & 40mm stone benchtops
- Two bedrooms (one with views)
- Updated bathroom
- Ducted reverse cycle air conditioning

Other features include extensive use of oversized French doors, amazing cross flow ventilation, raked timber ceilings, exposed timber beams, solar panels, 2 huge rainwater tanks, shed, plenty of storage and hardstand parking for multiple vehicles.

You won't want to leave this home but when you do need to head out, it's less than 1.5kms to your local cafés, shops and the local primary school. The northern side of the Blue Mountains National Park is just 2.2kms away featuring incredible bushwalks including the Fortress Ridge, Lockley Pylon & Butterbox trails.

We cannot find the words to do this property justice - it evokes a feeling that we can't describe here. This is truly a unique opportunity you will not regret. Contact one of the Team Liberty Agents today.

Land size: 1,579 sqms

Council rates: \$715.70 pq

Council zoning: C2 – Environmental Conservation & E4 – Environmental Living

*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.*