



22 Watkins Rd, Leura



SOLID HOME IN SUPERB LOCATION!

When you think of Leura, there are certain landmarks that instantly come to mind and this home is situated amongst all of them! Particularly the Golf Course, which is 30 metres from your front door...

The home is as solid as they come – double brick and render throughout. It's also been tightly held by the same family for the past 27 years.

Sitting on a sunny 1,962sqm block, you'll love the beautiful gardens which constantly change colour each season. And did we mention the Artist's studio...?

Accommodation consists of:

- Practical mudroom/entry
- Extensive use of leadlight windows
- Garden outlook from almost every window
- Spacious formal lounge, oversized windows, slow combustion fire, built-in joinery, views of Leura Golf Course
- Separate north facing dining with glorious amounts of sunlight
- Functional gas kitchen with dishwasher
- Three great sized bedrooms (the main is HUGE) all with built-in robes
- Three bathrooms (two are ensuites)
- Ducted gas heating throughout
- North facing deck

3 3 1 1,962 m2

Price	SOLD
Property Type	Residential
Property ID	1679
Land Area	1,962 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

LIBERTY

- Lock-up garage with extra storeroom
- Brick/render construction

There is a brilliant garden studio with floor to ceiling glazing capturing those stunning vistas of the garden.

In addition to the Golf Course being located directly opposite, you're less than 1km from your closest bushwalk, 2kms to the breathtaking Sublime Point Lookout and a short drive to Leura Village.

This gorgeous home is comfortable 'as is' but an extensive renovation could result in one of the finest homes in the area. Make sure you don't miss out!

Land size: 1,962 sqms

Council zoning: LEP 2005 – Living Conservation

Council rates: \$930.70 pq

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.