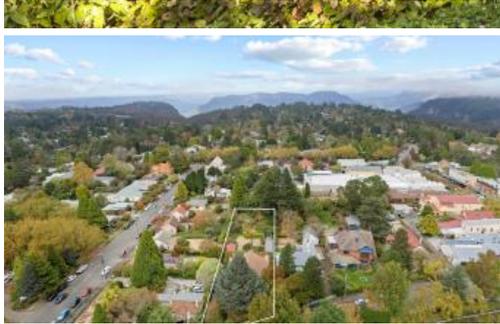




89 Railway Pde, Leura



EXQUISITE HERITAGE HOME!

Originally built in 1908 and held by the current custodians for the past 17 years, 'Illion' is one of the finest examples of architecture from the federation bungalow era you'll find.

North facing and sitting on a 1,842sqms allotment with rare R3 zoning, it also has the benefit of one of the most convenient locations in the area – just 130 metres from vibrant Leura Mall and the Train Station.

It would make for a landmark home or exquisite place of work with DA approval for 'home employment'.

The property has undergone a detailed restoration/renovation fusing original heritage features with modern conveniences.

Flexibility is key with 4 rooms (bedrooms) on offer, a separate office, multiple living spaces and a renovated kitchen with walk-in pantry and bathroom. There is a large deck overlooking the gardens and a huge wrap around verandah at the front.

Separate to the home is a purpose-built archives room which could also make a great studio and an attached laundry and toilet (wheelchair friendly). There is also the original separate outdoor toilet.

There is a lock-up garage with dedicated hardstand parking for a further 3

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Price	SOLD
Property Type	Residential
Property ID	1689
Land Area	1,842 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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LIBERTY

vehicles with a lay back for turning.

The current custodians are avid collectors of rare and unusual plants. The grounds have been a continuous labour of love and have previously featured in the Leura Garden Festival. There are several different sections and themes in the grounds including a cool climate woodland garden under the Cedrus Atlantica and a mini orchard within the walled garden. One of our favourite features is the magnificent Deodar tree (over 120 years old). The floriferous New Dawn rose hedge is pretty special too!

Just some of the period features include decorative stucco, original fireplaces in working order, stained glass windows, oversized French windows looking into the garden, ornate cornices, timber boarded raked soffits and timber flooring.

Modern conveniences include hydronic heating, back to base alarm, CCTV system, data points throughout, flyscreens, gas cooking and instantaneous gas hot water.

This is your chance to secure one of the finest heritage properties on offer in the Blue Mountains and a rare piece of history.

For more information on this amazing opportunity, contact Marc Fitzpatrick on 0400 098 713 or marc@liberty.net.au

Land size: 1,842 sqms

Council rates: \$4,688.00 per annum

Council zoning: R3 – Medium Density residential

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.