



Leura



**PERIOD CHARM FUSED WITH MODERN CONVENIENCES!**

This gorgeous north facing cottage has been extensively renovated offering all of the modern conveniences you'll love whilst being sympathetic with its history.

Conveniently located a very easy 600 metres from the top of Leura Mall and the Train Station, the added bonus of R2 zoning allows the ultimately flexibility.

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

- Entry via a sunroom with bi-fold doors flowing onto a timber deck
- Open plan living with original timber floorboards, high pressed metal ornate ceilings, bespoke LED pendant and built-in wine rack
- Thoughtfully renovated eat-in kitchen with gas cooking, dishwasher, loads of cupboard space with custom storage solutions and gas fireplace
- Three great sized bedrooms (two with robes, extensive shelving and original shiplap lining boards)
- Renovated en-suite with far infrared heating panel, heated towel rails, large vanity and frameless shower screen
- Renovated family bathroom with separate bath & shower, far infrared heating panel, heated towel rail
- Lock-up garage/studio with polished concrete floors, storage and sink & French doors leading to an undercover patio area

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**Price** \$1,150,000 - \$1,225,000  
**Property Type** Residential  
**Property ID** 1742  
**Land Area** 372 m2

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Other features include linen press in hallway, new wiring & insulation and an outdoor laundry.

The cottage style gardens are low-maintenance and established featuring roses, lemon trees and a solar powered water feature.

This home has an incredibly cosy feel and a private inspection will not disappoint!

Land size: 372 sqms

Council rates: \$539.10 per quarter

Council zoning: R2 – Low 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.*