

Sold



12 Abbey St, Leura



## GORGEOUS C1938 HOME IN SUPERB LOCATION!

Situated in one of Leura's most sought-after locations is this gorgeous & flexible c1938 home which has undergone a recent overhaul.

Privately tucked behind an established hedge, you're met with a lovely cottage style garden and beautiful architecture this period is renowned for.

Owned by the same family for 29 years, it was originally purchased as two units but used as one large home. A very simple tweak could have the building converted back to a duplex.

Accommodation comprises:

- Formal lounge with original fireplace
- Fabulous open plan family & dining area with slow combustion fire
- Wonderful 'country style' kitchen with granite tops, integrated fridge & dishwasher, deep farmhouse sink, double ovens & pantry
- Two further living areas (or 'flexi-spaces')
- Three bedrooms (main with walk-in robe and adjacent study area)
- Two period style bathrooms (both with baths)
- Sun-filled conservatory
- High ceilings, plantation shutters, ducted gas heating, timber flooring and decorative ceilings & light fittings throughout

Other handy additions include a carport, lock-up garage with attached workshop or 'hobby cave' & two huge rainwater tanks.

The backyard consists of a shady paved area, perfect for outdoor dining. There's enough lawn to keep the kids & pets happy but garden lovers are

3 2 2 903m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1814
<b>Land Area</b>	903 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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

**LIBERTY**

also catered for with the great selection of mature plantings & trees throughout.

Abbey Street is sought-after as it's wide, tree-lined and filled with beautiful homes but it's also popular due to it's proximity. You're just 500m from the local off-leash dog park, 550m from Leura Village, 600m to Lyrebird Dell bushwalk & 1km to the world renowned Elysian Rock lookout.

The house has a 'cosy' feel but is not short on space! Suitable for large families, work from home situations, co-housing opportunities or an incredible investment.

Land size: 903 sqms

Council rates: \$4,068.00 per annum

Council zoning: LEP 2005, Living – Conservation

Rental estimate: Around \$900.00 per week

*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.*