

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

Price	SOLD
Property Type	Residential
Property ID	1814
Land Area	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

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