







‘BRIXTON’ c1904

3 1 1 633m2

Introducing ‘Brixton’. Dating back to 1904, the home looks a lot different inside these days. In fact, it looks a lot different to when the current owners acquired it 10 years ago.

The aesthetic changes are obvious but less obvious improvements include new roofing, insulation, wiring and plumbing to name just a few.

The 633sqms, R2 zoned corner block offers the ultimate flexibility. It’s perfectly located halfway between Leura Village and Katoomba Town Centre. And with Peter Carroll Field (Leura Park) located directly opposite, you’ve ticked just about every box.

Features include:

- Gorgeous weatherboard façade with restored front verandah overlooking the garden
- Formal lounge with high ceilings, north facing bay window, gas fireplace
- Separate dining with slow combustion fire & split system air con
- Sleek kitchen with polyurethane joinery, leathered granite benchtops, induction cooking, dishwasher and stunning kit kat tiled splashbacks
- Chic bathroom with heated floors
- Three spacious bedrooms (two with spacious built-in robes)
- Third bedroom is currently used as a snug and has a wonderful outlook through the timber windows and French doors
- Full length undercover alfresco area
- Separate fully insulated Studio with undercover deck

Price	SOLD
Property Type	Residential
Property ID	1841
Land Area	633 m2

Agent Details

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LIBERTY

Other features include original Kauri pine floors and timber lined walls in most of the home, ducted gas heating and a large garden shed. On street parking is plentiful but there is gate access from Lett Street with a driveway making a future carport addition easy.

The garden is the perfect size to enjoy without having to spend all weekend maintaining it.

'Brixton' is the perfect blend of old-world charm with modern convenience. We promise you'll be impressed!

Land size: 633 sqms
Council zoning: R2 – Low Density Residential
Council rates: $599.00 pq
Rent potential: Around $800pw

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