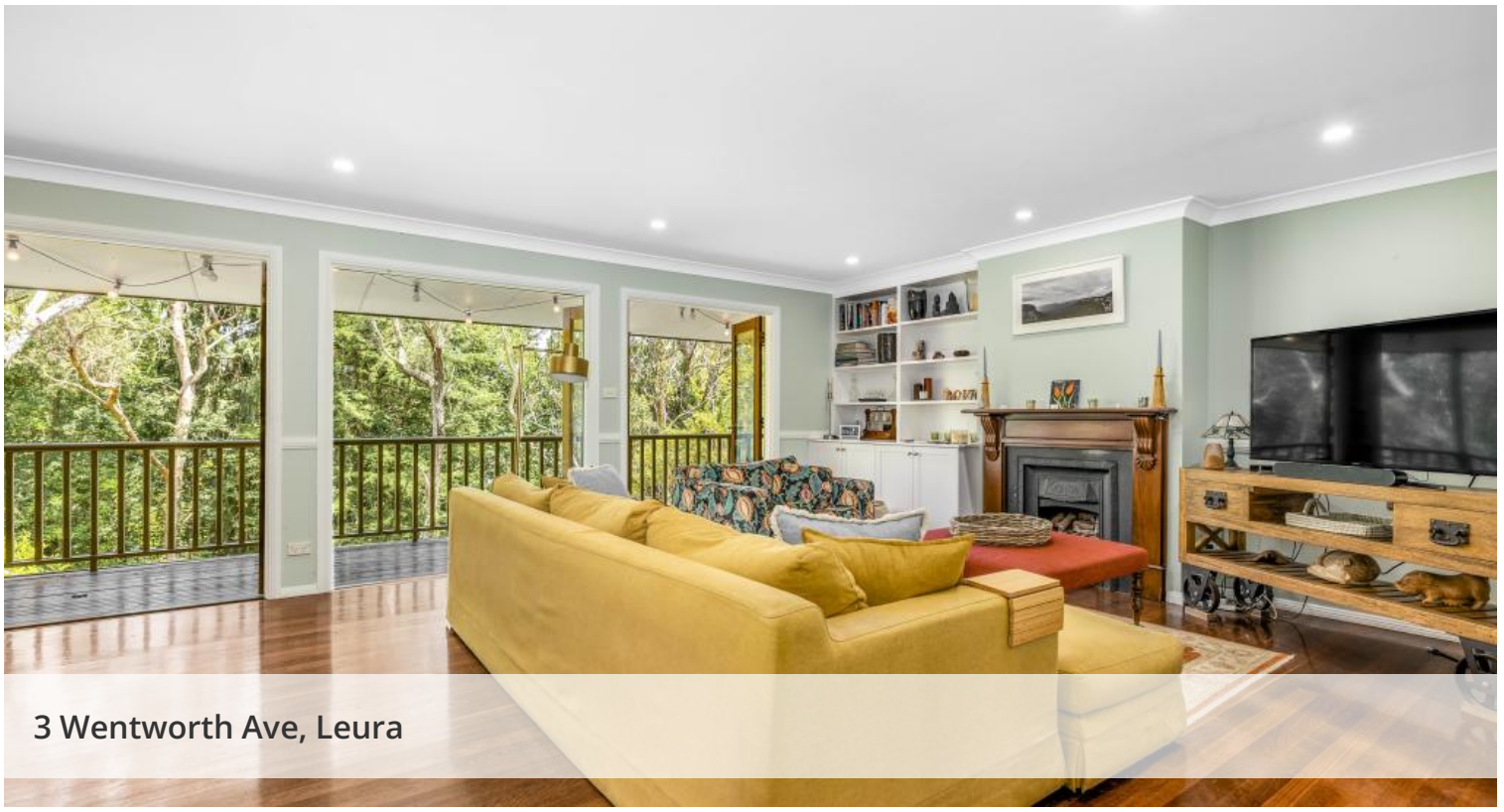

3 Wentworth Ave, Leura







STRETCH OUT, ENTERTAIN OR WORK FROM HOME!

Situated in a highly coveted and exclusive pocket of South Leura directly adjacent to Everglades Gardens is this wonderfully renovated home with studio.

Set on a superb 2,666 sqms parcel of land, the established gardens provide privacy and a delightful outlook.

Spread over two levels, accommodation comprises:

- Large open plan living with double French doors taking in the beautiful green backdrop, gas fireplace and custom joinery
- Separate dining and meals area with split system air con, slow combustion fire, built-in wine racks
- Brilliant BBQ area off the dining room
- Expansive entertaining deck with delightful leafy outlook off living (stunning at dusk)
- Sleek kitchen with large Butler's pantry, commercial style 'Falcon' oven, integrated dishwasher, thick timber benchtops and island bench with stone top
- Three upstairs bedrooms all with great outlooks and built-in robes
- Recently renovated bathroom with separate bath & shower, heated towel rail
- Separate WC
- Huge main bedroom downstairs with twin walk-in robes and recently renovated en-suite
- Renovated laundry

4 2 2 2,666m2

Price	$1,849,000
Property Type	Residential
Property ID	1861
Land Area	2,666 m2

Agent Details

Marc Fitzpatrick - 02 4784 1991

Office Details

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

LIBERTY

- Ducted heating throughout
- Massive under-house storage

A wonderful addition is the elevated studio with reverse cycle air conditioning, WC & balcony looking towards Everglades Gardens. The current owners use it to work from home by day & enjoy movies on the projector by night.

Other features include multiple rain water tanks, multiple garden sheds/dry storage, veggies patches & fruiting trees. There is also ample parking for multiple vehicles.

In terms of location, you are a short walk to Leura Golf Course, loads of renowned walking trails/lookouts/waterfalls and the Village is just 1.8km away!

Flexibility is key here and it would be ideal as a large family home, work from home, co-housing or a holiday home .

Land size: 2,666 sqms
Zoning: C4 – Environmental Living & C2 – Environmental Conservation
Council rates: $902.87 per quarter

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.