



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

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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
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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

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