

**2 ST ANDREWS ROAD, LEURA, NSW 2780**

 3  1  2  769.14M<sup>2</sup>



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## BRILLIANT SOUTH LEURA OPPORTUNITY

Positioned on a relatively flat corner block in one of South Leura's most desirable pockets, this property is just 2.2km from the vibrant cafés, and shopping strip of Leura village and train line.



Among the many attractions nearby, the Fairmont Resort offers golf and a relaxing day spa, or if you prefer to wander the stunning gardens of Leura's historic Everglades House, the location is truly hard to beat.

The cottage offers a flexible floor plan featuring **three bedrooms** plus a **sunroom** that may be utilised as a home office or fourth bedroom, creating a versatile, practical and comfortable home. The **spacious kitchen** and **bathroom** cater easily to everyday living, while newly finished cypress pine floorboards add a fresh, modern touch, to the **living area** and kitchen. Freshly laid carpet adds warmth and comfort to the bedrooms and **office space**.



The home is filled with natural light provided by ample windows throughout, offering pleasant garden and street outlooks. A **covered front verandah** invites the perfect spot to enjoy your morning cuppa and watch the world go by.

Surrounded by substantial neighbouring residences, this tightly held address represents a smart investment opportunity or a comfortable home for first home buyers, or downsizers, in a coveted South Leura location.

### FEATURES INCLUDE:

- Freshly painted interior and exterior
- Brand new carpets
- Newly sanded and finished floorboards
- Natural gas heating
- New natural gas stove
- Roof and guttering replaced in 2010
- Flat corner garden block (approx. 769.14m<sup>2</sup>)

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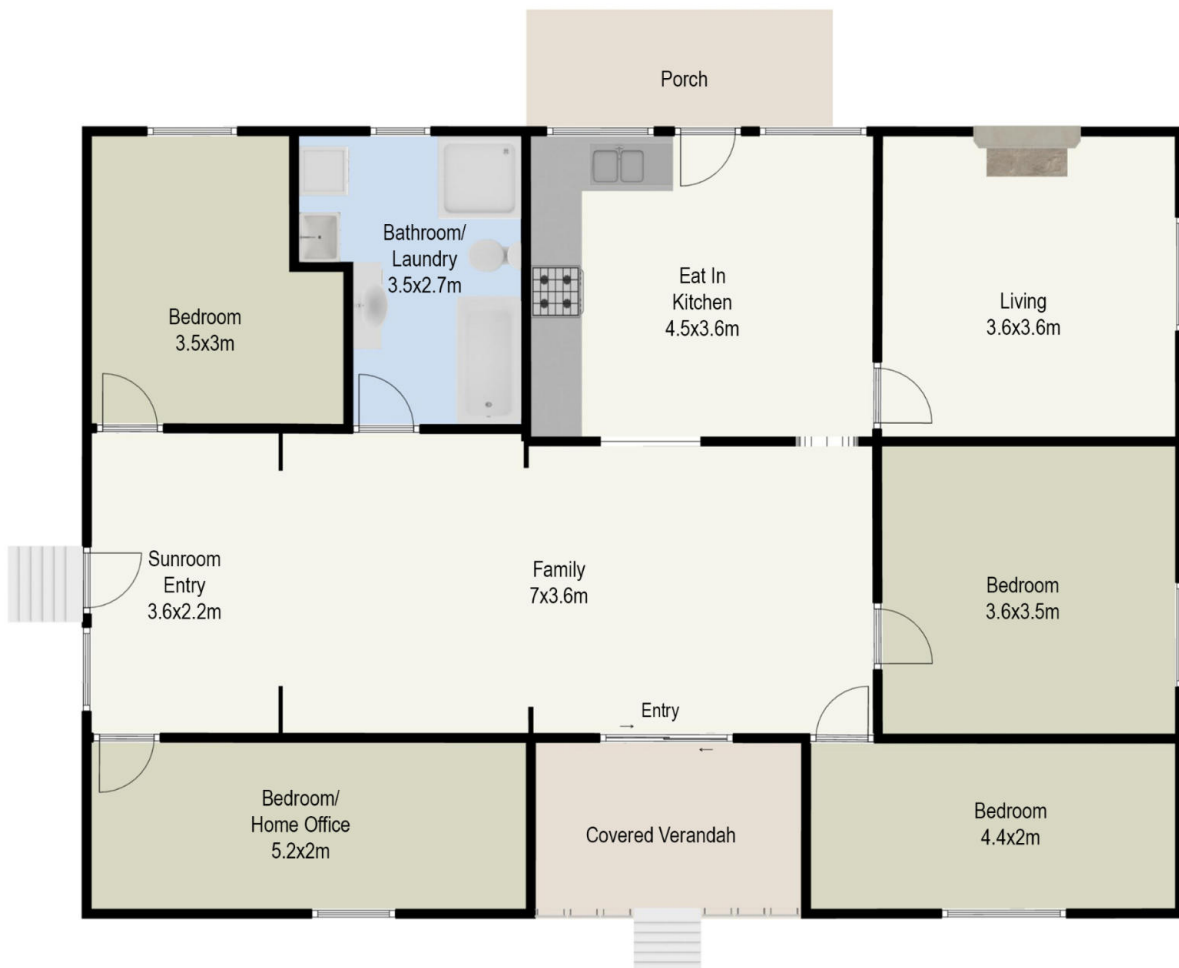
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Off  
Street  
Parking



All measurements are approximate. For illustrative purposes only.



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