

10 Coniston Road, Leura, NSW 2780



House For Sale

Friday, 1 September 2023

10 Coniston Road, Leura, NSW 2780

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 1201 m2

Type: House



Matt Grima
0400875429



Paris Bennett
0412184977

\$1,250,000 - \$1,350,000

Nestled in a highly sought-after pocket of South Leura, this enchanting property offers a serene escape on a quiet cul-de-sac street. Set back from the road, the residence is cocooned by a variety of stunning flowering plants, including mature trees, shrubs and bulbs creating an immediate sense of privacy and natural beauty. The gardens boast rare plantings that have flourished for over 50 years, evoking a sense of timelessness and elegance. As you step into the home, through the spacious and naturally lit atrium, you'll be greeted by cathedral ceilings adorned with exposed Oregon rafters, a testament to the craftsmanship and character of the residence as do the hardwood floors which exude warmth and charm. The accommodation consists of three bedrooms, each uniquely designed to capture the essence of the natural surroundings. The two front bedrooms offer captivating garden outlooks through double glazed cedar framed windows, seamlessly blending the interior and exterior spaces. An adjacent study complements the well-considered floor plan, offering a quiet enclave for work. With two well-appointed bathrooms, one of which includes a combined laundry area, convenience is coupled with the comfort of heated floors. The lounge room is a true sanctuary, bathed in natural light, with an ambient combustion wood fireplace, large windows that invite the outside in, and a double glazed cedar framed bay window providing a cosy space to relax and take in the lush garden vistas. The kitchen is a chef's delight, featuring Caesar stone benchtops that harmonize with the high ceilings adorned with a skylight. Modern amenities include an integrated fridge and dishwasher, catering to both style and functionality. The adjacent dining room is the perfect space for entertaining, with direct access out onto the rear deck overlooking the gardens. The studio, tucked away within established gardens, is positioned to take full advantage of the northern sunshine. You are immersed in the vista which is enjoyed through the many double glazed cedar windows and doors, providing a secluded, peaceful and relaxing setting to experience the natural environment which includes the local bird life. Featuring a kitchenette with Caesar stone benchtops, a modern bathroom, also with heated floor, a large storage room, and bathed in natural light, this space is perfect as a private guest suite, a home office, teenage retreat, or as an art studio. The gardens have been well maintained and feature dry stone walls and wandering paths that will lead you to many places to sit and enjoy the peaceful surroundings. This warm and welcoming home can best be described as offering a refined Blue Mountains lifestyle in a distinguished locale.* Three spacious bedrooms, plus an additional study* Large studio with bathroom, kitchenette, storage room, ceiling fan and electric wall-mounted panel heater* Modern kitchen with integrated French door Fisher & Paykel fridge, induction cooktop, Bosch dishwasher, plenty of bench and storage space, and a breakfast bar for informal meals. There is an integrated work area for those small appliances, herbs and spices, which hides them out of site when not in use.* Main bathroom with heated floors, skylight, unique bath and combined shower, and recessed shelves with feature lighting* Guest bathroom with heated floors, shower, abundance of natural light, and laundry nook with plenty of bench space* Gas central heating, combustion wood fireplace and reverse cycle air-conditioning* Stunning gardens over 50 years old with feature lighting and drystone walls, has colour for most of the year, including an extensive bulb collection created over many years,* Generous under house workshop and storage space* Off street parking for 4 cars plus a space for a caravan* A short 250m walk to the famous Everglades Gardens, plus dual pedestrian access off Everglades Road* Close proximity to Leura Golf Course, Fairmont Resort, and Leura Village and train station* Additional features: Cedar double glazed windows and doors, wool carpet, raked ceilings with Oregon timber rafters, hardwood floors