

101 Queens Road, Leura, NSW 2780



House For Sale

Thursday, 6 June 2024

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

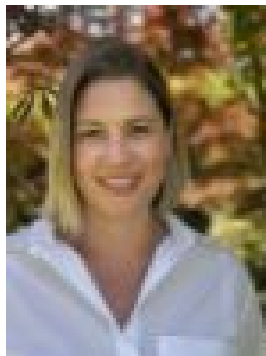
Area: 1801 m2

Type: House



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A modern, secluded mountain retreat designed for passive solar efficiency. Positioned north-facing on a charming plot with a native garden, this home boasts two spacious bedrooms, two bathrooms, and an expansive open-plan lounge, dining, and kitchen area with a convenient butler's pantry/laundry. With easy-care interiors seamlessly connecting to the outdoors, every room opens to the picturesque garden. The master bedroom, nestled on the eastern end, features a sliding door to a tranquil garden deck, a sizeable walk-in robe, and a luxurious ensuite with both bath and shower, basking in the gentle morning sun. The second bedroom, also North facing, offers ample fitted robes and access to the deck and garden. A versatile entrance doubles as a study or occasional bedroom, complemented by a wall-mounted queen sized bed. This area shares access to the guest bathroom with the second bedroom. At the heart of the home, a sunlit open-plan living/dining space with cathedral ceilings is bathed in natural light through north-facing windows and French doors, blurring the lines between indoor and outdoor living. Hydronic heating ensures warmth and comfort on winter nights, while the concrete slab retains daytime warmth for energy efficiency. In summer, a bow-fronted roof overhang and cross ventilation maintain a cool interior. The sleek kitchen features high-end Bosch appliances, including a self-cleaning oven and induction hob, complemented by a Schweigen silent range hood. A vegetable preparation sink with retractable hand spray tap adds convenience, while the adjacent butler's pantry houses a dishwasher, large sink, and washing machine, all with ample storage. Fully insulated throughout, including the double garage with sectional overhead door and rear access to a secluded courtyard, this home combines modern luxury with eco-conscious design for effortless mountain living. - Hydronic heating- North facing living with raked ceilings- Sleek chefs kitchen with Bosch appliances and butlers pantry- Wall mounted bed adapts entry to a study or guest bedroom- 3 water tanks(25,000L)- Corner block with a lovely bush outlook- Solar hot water