

11 Balmoral Road, Leura, NSW 2780



House For Sale

Thursday, 18 April 2024

11 Balmoral Road, Leura, NSW 2780

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 2080 m2

Type: House



Rowan Stubbs
0414845589



Chloe Thurwood
0421985915

\$1,850,000 to \$1,950,000

A well-maintained property on one of South Leura's most sought after streets. This cherished family home has had only three owners (including the original builder) in its near one hundred year history. It has been home to the present owners for over thirty years. During that time, extensive renovations have doubled the size, but retained the charm and intimacy of the original double-brick Art Deco cottage. From the arched entry porch to the two snug, light-filled bedrooms (one with built-ins), Deco tiled family bathroom, and cosy sitting room featuring stylish original plaster work and open fireplace. The charming country kitchen is a cook's dream, designed to have everything within easy reach, with masses of storage, a wall of pantry cupboards, fitted drawers, extensive bench space, Franke double sink, Miele dishwasher, and a mighty Belling stove - only eighteen months old - with four electric ovens and seven burner gas cook top. The newer part of the house adds a generous bedroom with ensuite bathroom and an upstairs, light-filled attic study/bedroom. A third bathroom for guests and a well-equipped laundry also add to the amenities. The heart of the house is the dining area, spacious enough for big family gatherings, flowing into a north-facing sunroom surrounded by garden and opening onto a sunny paved courtyard with stone walls, herb garden, lemon tree, and framed by a majestic purple wisteria hedge old as the house itself. Warmed in winter by gas central heating (a brand new Braemar system) and cooled in summer by top quality insulation (also newly installed), the house is comfortable in all seasons. The bones of the original garden still remain, with many mature trees and cold climate shrubs. Further landscaping has created paved paths and driveway and garden beds at their best in spring, making this property a haven of peace and tranquility. Beyond the double car garage, there is further room to dream. A large, grassy and treed backyard offers opportunities for further landscaping and gardening or additional structures such as a studio, gazebo, or granny flat. And all within walking distance of village shops, cafes, railway station, bush walks and lookouts.