

**12-14 The Links Road, Leura, NSW 2780**

**Raine&Horne.**

**Sold House**

Monday, 9 October 2023

12-14 The Links Road, Leura, NSW 2780

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 4366 m2**

**Type: House**



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**\$3,405,000**

Positioned on over an acre of land, 'Eulara' is an idyllic Mountains estate that defines the very epitome of a relaxing Blue Mountain's lifestyle. Surrounded by stunning mature gardens, 12 The Links Road, Leura is set in an exclusive cul-de-sac bordering Blue Mountains National Park. Stunning views that look straight at Mount Solitary and a filtered glimpse at the back of the 3 Sisters straight away capture the attention of everyone who enters the property. Spotted Gum floors and vaulted ceilings create a welcoming ambiance in the open plan kitchen/dining/lounge areas and the huge windows and doors help capture those stunning views. The Silestone kitchen creates a real connection with nature as does the deep blue, glass splash-back, which refers back to the "Blue" in Blue Mountains. The dwelling itself accommodates 3 bedrooms on the entry level with the potential of a 4th bedroom which functions currently as a library. The main bedroom has a designer ensuite and a walk-in robe, with a beautiful outlook into the rear garden. There is also a large main bathroom as well as a wraparound verandah that forms a seamless extension of the indoor space. On the lower level, you have a bedroom suite with separate entry, making this space extremely versatile for those looking for a separate use. The cherry on top is the charming garden studio next to a tranquil pond that is accessed via a meandering board-walk at the northern edge of the garden. Water is plentiful with a 20,000L water tank providing a filtered drinking water service, with a separate tank for the irrigation system. Extra features of the property include gas central heating, fully double glazed windows and doors, Jetmaster open-fire place, integrated picture hanging system for showcasing art, and a large cellar. Other features include an outdoor fire sprinkler system, security intercom and security system with infrared cameras and auto gated access to a double lock-up garage and an abundance of sub-floor storage. Just one and a half hours from Sydney CBD this one of a kind Mountains Estate makes for the perfect family weekender.