

**129 Railway Parade, Leura, NSW 2780**

**Raine&Horne.**

**House For Sale**

Monday, 8 January 2024

129 Railway Parade, Leura, NSW 2780

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 879 m2**

**Type: House**



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**\$1,190,000**

Tucked away in a private South Leura pocket is this surprise package of a home. Imagine welcoming your friends and family as they cross the boardwalk and onto the north-facing Merbau entertaining deck before entering via the French doors and into the open-plan living area. High ceilings and windows gives this space a light and breezy feel with its Bamboo flooring that runs through the living and dining rooms and into the kitchen where it ties in with the bamboo benchtops. The entertainers' kitchen features stainless steel appliances including a large gas range and dishwasher so you can keep your guests fed and watered out on the deck through the servery window. Upstairs accommodation includes two carpeted bedrooms and the main bathroom featuring a freestanding stone bathtub and matching sink. The lower level of the home provides a number of use options, including as a parents' or teenagers' retreat or guest suite, with its own lounge room, bedroom, bathroom, as well as direct access to the garden via the European-style custom tilt and turn doors. Downstairs is also separately metered for electricity providing further opportunity for holiday letting or leasing (STCA). For those that work from home, the downstairs office is a dream and would be perfect for consulting rooms or to see clients with external access via the garage - or to just keep a divide between downstairs working and upstairs living. The property's fire-retardant insulated panel system exterior provides thermal and sound insulation and the home's additional energy-efficient features include:

- Double-glazed windows and doors
- Panelex™ wall panel system
- Thermal efficiency and sound insulation
- Gas hydronic heating
- 2 x rainwater tanks (total of 15,000 litres)
- Deciduous trees that help capture the Northern winter light

Other features include:

- European-style double-glazed tilt-and-turn windows and doors
- Abundant storage across both levels
- Internal laundry
- Over-sized single garage with workshop

Close to the charms of Leura Village, schools and public transport, this property presents those moving or relocating within the Mountains with a unique home on a 879sqm block. Contact Brenton or Alexis to arrange an inspection.