

157 River Road, Leonay, NSW 2750



House For Sale

Saturday, 3 February 2024

157 River Road, Leonay, NSW 2750

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 758 m2

Type: House



Justin Cohen
0481147841

AUCTION

157 River Road Leonay (also known as 208 Nepean Street South) is one of the areas most sought after locations and offers uninterrupted water views over the Nepean River to the green fields of Regentville. This modern single level bungalow is less than four years old with modern open-plan. The living areas open to a lovely large deck under the main roof, overlooking the garden to the rear and a courtyard overlooking the river in front. Set upon a superb 759m² block with a wide 19.2m frontage to River Road, the elevated position over the River transitions to a perfectly level block to the rear entrance where its dual street frontage to Nepean Street South provides vehicular access and off street parking adjacent to the delightful private back yard. Undoubtably one of the most valuable blocks of land on the River Road strip. Features include: * Large living areas flow to delightful rear deck overlooking yard* Master suite enjoys a river outlook, WIR and ensuite bathroom* Bedrooms 2,3 & 4 are discreet from the master and with BIR's* Kitchen with walk in pantry, island bench and views to the river* Mains natural gas cooking and gas continuous gas hot water* Superb fully fenced back yard clear of any pipes or easements* Automated double garage + additional off-street parking spaces* Dual street frontage; faces River Road, Nepean St. South at rear Don't miss your opportunity to acquire one of the most valuable pieces of real estate on River Road, surrounded by parklands and enjoying the best views on River Road, unobstructed by trees and looking up the River towards Glenbrook Gorge and over the River to Regentville. Convenient to Lewer's Gallery & Cafe, Leonay Golf Course, Riverside Dining options, local shops and M4 motorway to the City and Blue Mountains. This home has been built for thermal efficiency with double glazed windows and doors, thermal insulation not only in the ceiling, but the external walls. In-wall sound insulation has also been installed to maximise the quiet enjoyment of rooms adjoining the living areas. The home was built by Jadco Homes and is still covered by builders warranty having been completed in October 2021. The contract for sale and other information can be obtained simply by sending your enquiry by hitting the " Send Enquiry" or "Email Agent" buttons on the major portals. (full names, email and mobile contacts required to successfully retrieve the contract in this fashion). Auction scheduled to be held on-site at midday, Saturday February 24th, 2024 (sale prior notwithstanding). *Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out and rely entirely upon their own investigations.