

**18 Hartley Esplanade, Leura, NSW 2780**

**Raine&Horne.**

**House For Sale**

Wednesday, 12 June 2024

18 Hartley Esplanade, Leura, NSW 2780

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1619 m2**

**Type: House**



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Sarah Burnett  
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**Price Guide: \$1,150,000 - \$1,250,000**

Privately positioned down a native shrub-lined driveway, is this immaculately presented, single level home. Only a short walk to Leura village, this inviting home accommodates 3 bedrooms all with BIR's, generously sized front living/dining area, spacious central kitchen with modern appliances also with access to family room/another dining option, large bathroom & updated internal laundry. All main living areas have a northerly aspect for enhanced sustainable living with the property also enjoying 4.2kw of solar power. Moving outside you have a North Easterly outdoor entertaining deck that overlooks the huge rear yard! With a mixture of established plants, gardens & trees, this home is great for kids, gardeners or anyone just wanting extra space! There is also a separate single car drive-through garage, garden shed and side fencing. The land size is approx. 1,619sqm and has gabion retaining walls, mature herb and vegetable gardens and an orchard of apples, plums, currants, hazelnuts and more. The property also has natural gas ducted central heating throughout, stylish floating floors, neutral colour palette, gas cook top, mud room with abundant storage, convenient separate toilet, recently re-roofed with colorbond (with 80mm thermal blanket insulation), native front garden, 2500L water tank off the chook shed supplying water to the vegetable garden and orchard and a heat pump hot water system. With many other goodies, make this property a must see on your weekend calendar.