

**23 Rawson Pde, Leura, NSW 2780**

LIBERTY

**Sold House**

Friday, 5 April 2024

23 Rawson Pde, Leura, NSW 2780

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1565 m2**

**Type: House**



Raymond Farley  
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Marc Fitzpatrick

**\$1,075,000**

23 Rawson Parade is a long way from being your average 3 bedroom house. If you're looking for character, the letterbox is the first hint of what's to come. 'Cricklewood Cottage' still has the old floorboards and high ceilings of a 1940s home. But since then, certain creature comforts have been added: ducted central heating; a ceiling fan; indoor plumbing; a gas stove and electric oven; and a two drawer dishwasher. There are two spacious bedrooms in the main house and a detached third bedroom with ensuite. It could equally be guest accommodation or a work from home office. Just outside is something the original occupants could never have even imagined: a genuine Italian wood-fired pizza oven. Further down the yard, there is a brilliantly versatile 'urban cave'. This could be your office, or studio, a rumpus room, or visitor space. And just a metre or so away is a cubby house that has been cleverly converted into a compact bathroom! There are a couple of wooden storage sheds, an established garden, two rainwater tanks, a secure chook house, small orchard and veggie patch and a back gate that opens onto the bush beyond. So, you see, the delightful cosy, character cottage is just half the attraction of the entire property. The added extras make the whole a very attractive package. All of this within a few minutes drive to Leura village, a well-regarded school and transport. As well as the popular walking tracks of Mt Hay. How could you resist? Features: Ducted central heating Ceiling fan Gas stove and electric oven Two drawer dishwasher Storage sheds Separate studio Well maintained garden Deep backyard Backs onto bush Land size: 1,565 sqms Council rates: \$498.50 p/q Council zoning: C4 - Environmental Living & C2 - Environmental Conservation Rental potential: Around \$650.00 per week Property Code: 1707