

27 Cliff View Road, Leura, NSW 2780

Raine&Horne.

House For Sale

Friday, 19 April 2024

27 Cliff View Road, Leura, NSW 2780

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1878 m2

Type: House



Alexis Christofides
0414838059



Brenton Ebzery
0247842622

Expressions of Interest

Welcome to Cloudlands, the view you move to the Mountains for! Not often does a property come to market in Leura South offering such a spectacular, unobstructed view of the Blue Mountains' most famous landmark, The Three Sisters. Breathtaking escarpment views from both levels of this two-story home allow you to entertain your guests on either of the two undercover outdoor living areas while overlooking Mt Solitary and into the Jamison Valley. Driving onto the circular, pebbled driveway through the sandstone gate pillars you'll get your first glimpse of this rendered home surrounded by established gardens. Continue down the drive to park either in the triple garage or along the drive and under the carport at the front of the home to enter via the impressive, custom timber front door. Downstairs, if you choose to enter the home from side entrance along the driveway, you'll be led into the oversized double-aspect lounge with slow combustion fireplace and direct access to both the front patio and rear travertine alfresco sitting area. A second generous living area on the lower area could be used as a formal dining room and there's a home office or study to the rear with sliding doors opening onto the pergola that again looks out to Mt Solitary and the large, level lawn. A third bedroom with BIR and second bathroom downstairs allows the potential use of this area as a parents' or teenagers' retreat, in-law accommodation or even with a slight re-configuration, a holiday let (STCA). Heading straight upstairs to the heart of the home you'll find a modern entertainer's kitchen with its striking black and timber design, plenty of preparation space and storage, along with a breakfast bar. An induction cooktop, stainless steel appliances and integrated dishwasher make this kitchen a joy to work in, if you can drag your eyes away from the view! Enjoy your meals with the magnificent vistas regardless of whether you're inside or out on the North-facing covered entertaining deck watching the ever-changing weather events of the Blue Mountains. Both carpeted bedrooms on this level feature built-in robes and overlook the front of the property while the large main additionally has an outlook across the Jamison Valley and is serviced by a stylish black and white, Jack-and-Jill bathroom complete with corner spa. Wander back through the lounge room and take your morning coffee on the tiled balcony overlooking the secluded, landscaped gardens to the front of the property. An additional powder-room finalises the layout of the upper level. Outside, the triple garage currently offers hardwood workbenches and shelving and could be again converted for multiple other uses, also STCA. Additional features include: • Exposed aggregate concrete driveway • Electricals in driveway for both garden lighting and electric gate installation • Modern timber ceiling fans • Floating timber floors • Under stair storage • Irrigation system • Electric wall-heaters in all three bedrooms • Insulated walls and ceilings • Gas heaters on both levels • Additional off-street parking for multiple vehicles • 33.5 meter frontage All of this is situated on a 1,877sqm level block in a quiet, tightly held South Leura cul-de-sac. Please note this property has a fixed term lease in place until the end of November 2024, with a rental income of \$990 per week. Expressions of Interest are to be submitted in writing to alexis.christofides@leura.rh.com.au by 5pm Sunday 19th May. Please use the EOI form found at the following link: <https://vltre.co/Av8hS7>. Viewings are at advertised Open Home times only and we look forward to welcome you through this gorgeous property. Contact Alexis Christofides on 0414 838 059 or Brenton Ebzery on 0410 613 450 for more information or a copy of the Contract for Sale.