

**3/101 Megalong St, Leura, NSW 2780**

LIBERTY

**Sold Villa**

Wednesday, 27 September 2023

3/101 Megalong St, Leura, NSW 2780

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 309 m2**

**Type: Villa**



Marc Fitzpatrick



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**\$870,000**

Modern and contemporary, this north facing home is privately and quietly tucked at the back of the block enjoying a leafy outlook from all windows. It's incredibly low maintenance and ideally located just 280 metres to Leura Mall and less than 550 metres to the Train Station. Spacious, bright and airy, features include:- Open plan living/dining with high ceilings and striking feature windows- Floor to ceiling glazed doors either side of the living/dining leading to courtyards to both the north and south sides (amazing cross ventilation)- Large kitchen with stone benchtops, gas cooking and dishwasher- Two spacious bedrooms both with built-in robes, main bedroom benefits from an en-suite- Huge main bathroom with separate bath & shower- Convenient study nook tucked away in the hallway- Ducted gas heating throughout- Internal laundry, great sized linen cupboard- Flyscreens on all windows- Carport The rear yard is a great size and is set up in a way that's perfect if you're into permaculture. It currently features a series of paths and garden beds housing plum and apple trees to name a few. Perfect for downsizers, those wanting a weekender or a fabulous investment! Land size: 309 sqms Council rates: \$324.10 pq Strata levies: \$977.20 pq Property Code: 1546