

# 3 Leura Court, Camperdown, Vic 3260



## House For Sale

Monday, 3 June 2024

3 Leura Court, Camperdown, Vic 3260

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 3176 m2**

**Type: House**



Alistair Tune  
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**\$655,000 - \$695,000**

Fling open the welcoming double doors and enter into a clean, fresh, modern family home based at the side of the picturesque Mt Leura. Light and bright throughout, the functional design offers generous proportions and comprises 3 dedicated bedrooms with the flexibility of a possible 4th bedroom or home office. The master features an ensuite with double-sided walk-in robes whilst the home revolves around a large open-plan living area complimented by a practical timber kitchen with all electric appliances. Completing the picture internally, be assured of year round comfort with a beckoning gas log heater plus 2 split-system units. Set on close to an acre of land (3,176m<sup>2</sup>) and with the Mount Leura Nature Reserve over the back, you have your own little oasis in the heart of Camperdown, with everything you ever want at your doorstep. The established gardens feature a huge variety of productive, fruit trees, including for the hipsters, the key ingredient for your Sunday morning brunch, and avo to smash on your toast! Undercover parking for your cars, boats and caravans is taken care of thanks to 2 large carports and a single garage or workshop! As the property sits on two allotments, you may wish to explore the subdivision option, with newly laid services, running by adding to the property's value (STCA). With so much to see and take in, we do encourage you to attend one of our open homes or arrange your private inspection.