

**63 Jersey Avenue, Leura, NSW 2780**

PURCELL.

**Sold House**

Saturday, 4 November 2023

63 Jersey Avenue, Leura, NSW 2780

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1341 m2**

**Type: House**



Brenden Purcell

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## Contact agent

Situated in one of South Leura's highly sought after streets, this brick veneer family home offers spacious internal proportions, an enviable north western aspect, and a quintessential Blue Mountains garden sanctuary. With an attractive split level floorplan, there is versatile separation between living areas and bedroom accommodation. A well-planned kitchen with Caesarstone bench tops and gas cooktop also offers ample storage and soft close drawers. On the upper level, four bedrooms all have built-in wardrobes, with the master bedroom showcasing a generous shower ensuite. A new high quality extension at ground level features a fabulous media room wired for sound, that smoothly transitions out to an expansive all weather entertaining deck complete with skylights, ceiling fans and downlights. Meticulously maintained cool climate gardens enjoy lush lawns, Canadian Maple and Weeping Cherry trees, established Rhododendrons and Hydrangeas. A garden bath house is an additional unique inclusion, and just metres from your back garden is the breathtaking Leura Cascades bushwalk. No expense has been spared in the stylish contemporary renovation that this home has been treated to. Hydronic heating has been installed throughout and sits alongside the alternate option of using the ducted heating and cooling system upstairs or the split system wall a/c unit in the living area. A double automated garage offers internal access and additional work bench space whilst the internal laundry also provides a practical 3rd WC. This home is warm and spacious, promising to provide a mountain haven for families in all stages of life. Free-flowing interiors give just the right combination of separate zones for entertaining and individual solace. It is positioned within a short walk from amenities, city train links and a variety of restaurants and cafes. Quiet word of advice, this is not one to take your time booking an inspection for.

Summary of Features:- Open plan living and dining flowing through to immaculate gas kitchen- Four bedrooms, all with BIWs; master with elevated perspective & shower ensuite- Media room with seamless transition to expansive all weather entertaining deck- Hydronic heating system; ducted heating and cooling; reverse cycle a/c unit- Brand new carpets and oak wood flooring; well maintained 1,341sqm level block- Double auto garage with workbench; easy walk to Leura Mall & public transport