

**7 Blaxland Avenue, Leura, NSW 2780**



**Sold House**

Friday, 19 April 2024

7 Blaxland Avenue, Leura, NSW 2780

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

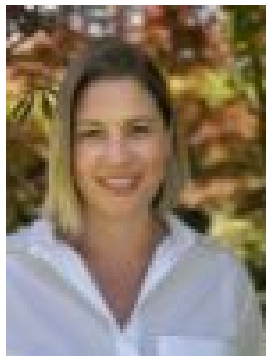
**Area: 1289 m2**

**Type: House**



Rowan Stubbs

0414845589



Chloe Thurwood

0421985915

**\$2,700,000**

Discover a welcoming retreat that effortlessly balances classic charm with contemporary ease. This thoughtfully designed residence invites you to experience a comfortable and timeless lifestyle. Step inside to find a blend of tasteful finishes that add subtle sophistication to each space. From the English tapware to the Carrara marble accents, every detail contributes to a sense of understated luxury. Functionality meets aesthetics with hand-crafted cabinets and practical built-in storage solutions. The sand-blasted marble flooring in living areas adds a touch of character, while the flexible floor plan ensures your needs are met. Escape to your private north-facing courtyard or unwind in the front garden with its tranquil pond, extending your living space outdoors. Attention to detail is evident throughout, from the hand-crafted doors to the well-insulated environment, providing comfort year-round. Various heating sources, including an open/slow combustion fire and modern heating systems, ensure a cozy ambiance. Outside, a professionally landscaped garden and terraced areas invite relaxation and leisure, while inside, high ceilings and thoughtful window treatments create an inviting atmosphere. Situated near a golf course and picturesque walking tracks, this home offers a peaceful lifestyle within reach of leisure activities. In summary, this classic residence presents an opportunity to live effortlessly, combining enduring charm with everyday comfort. Features:- Sandblasted marble floor in lounge/dining- Carrara marble bathrooms- Hydronic heating on all three levels- Electric underfloor heating in both bathrooms- French open/slow combustion fireplace- Reverse cycle air conditioning upstairs - Bespoke and cabinetry and joinery throughout- Professionally landscaped garden, including a stone-walled watercourse and bridges, - Three water tanks, a pump, and an inground watering system For more information please call Rowan Stubbs directly on 0414 845 589. Private inspections are welcomed. Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract. Any aerial or location photos are shown for illustration purposes only and should not be relied upon for their accuracy. The boundaries are only approx. and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate.