

8-10 Balmoral Road, Leura, NSW 2780

Raine&Horne.

House For Sale

Tuesday, 2 April 2024

8-10 Balmoral Road, Leura, NSW 2780

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 2599 m2

Type: House



Brenton Ebzery
0247842622



Alexis Christofides
0414838059

Auction Guide: \$2,200,000

Raine & Horne Leura are thrilled to introduce 8-10 Balmoral Road, Leura to the market. Comprising 2 individual lots sitting on a combined area of approx. 2599sqm of near level, park like grounds in arguably the most sought after South Leura street! Circa 1920's, this weatherboard cottage has been very well maintained and currently operates as a holiday let. The property accommodates 3-4 bedrooms, formal front lounge room which has a beautiful bay window and slow-combustion fireplace, centrally located main bathroom, country style kitchen with a separate dining room. The property also has 2 expansive outdoor entertaining decks which you access directly from the dining area. On the lower deck is a natural gas BBQ set up and ready to go. Both decks provide the perfect location for looking into the park like rear yard whilst enjoying an afternoon beverage and watching the kids kick the footy around. If the ball games get serious, head out the rear lane onto Leura Oval, another great feature & advantage of the location of this property. Some extra features of this property include, laundry/second bathroom, high ceilings, timber windows & doors, a covered front verandah, carpet throughout with timber floorboards underneath, natural gas central heating, single car garage at the rear of the property and within walking distance to bushwalks, Leura Mall & public transport. A cliché used too often in real estate, but in this case 8-10 Balmoral Road, Leura is very rare offering! Owners will consider offers pre-auction, contact Brenton Ebzery 0410 613 450 or Alexis Christofides 0414 838 059 for your private inspection. Auction is on-site 1.30pm Sunday 28th April 2024, unless sold prior.