

87 Kanimbla Valley Road, Mount Victoria, NSW 2786 **RayWhite**

## Sold House

Friday, 15 March 2024

87 Kanimbla Valley Road, Mount Victoria, NSW 2786

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1397 m2

Type: House



Alan Gregory  
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**\$1,600,000**

Positioned in an undeniably exclusive position within the breathtaking World Heritage Listed Blue Mountains National Park, 'Lefka' is a property that will evoke feelings of pure peace. This 2017/2018 master build by Matthew Cooper Carpentry & Building has been finished to a very high standard, with all flame zone requirements fulfilled. Thoughtfully designed to take in the surrounding native bush views from every angle, this turn-key residence also comes complete with the offering of all existing contemporary furnishings. All you will need is a change of clothes and your best walking boots. Priority viewing is a must in order to avoid any disappointment. Breakdown of Features:

- Impressive soaring raked ceilings in open plan living, dining and kitchen
- Sophisticated island bench kitchen, 5 burner gas cooktop; eye catching feature wall
- Gas log-look fire in central living area, sliding doors through to meditation room
- Blackbutt flooring throughout main areas; wool carpets in all bedrooms
- Master bedroom with ensuite; guest bedroom with ensuite, dual shower heads
- Study or fourth bedroom; ample built-in storage throughout bedrooms & hallway
- Electric fire shutters on every window, fire-rated glass and fly screens
- Lower level double auto garage, internal laundry and indoor recreation facilities
- Metres from Pulpit Rock walking track and iconic views; 1.6kms approx to village shops
- 1397m<sup>2</sup> approx block size