

**1/7 Barcoo Avenue, Leumeah, NSW 2560**



**Duplex/Semi-detached For Sale**

Monday, 8 July 2024

1/7 Barcoo Avenue, Leumeah, NSW 2560

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Anthony Bekiaris

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## Timed Sale Guide \$590,000 - \$640,000

Timed Sale finishes on Tuesday 23rd July @ 2pm. Successful purchase will be subject to a cooling off period. \*THIS IS NOT AN ONLINE AUCTION. To register to offer OR to follow this campaign copy the below link into a search engine:

<https://buy.realtair.com/properties/136097> Discover the epitome of single-level duplex living in the heart of Leumeah, nestled on a meticulously manicured 296m<sup>2</sup> block that promises both beauty and ease. As you step into this breathtaking duplex, be prepared to be captivated by the sleek flooring that ushers you into a world of elegance and comfort. Your journey begins in the formal living and dining rooms, each a testament to refined living, complemented by reverse cycle air conditioning for year-round comfort. This residence proudly boasts two generously sized bedrooms, each a serene retreat with luxurious flooring, built-in wardrobes for optimum storage, and reverse cycle air conditioning in the master bedroom, ensuring a peaceful oasis for every member of the family. The heart of the home is undoubtedly the spacious kitchen, a masterpiece of design and functionality. Equipped with high-quality stainless steel electric appliances, a double sink, and an abundance of cupboard space, it's a culinary enthusiast's dream come true. The main bathroom is a luxurious haven, offering a separate bath and shower for the ultimate relaxation experience. Step outside, and the allure continues with a huge, breathtaking rear yard garden, promising unforgettable gatherings. The home also features a single lock-up garage with internal access, blending security with ease. Living here means embracing low maintenance without compromising on beauty, thanks to the stunning landscaped gardens that envelop the home. Located in the picturesque suburb of Leumeah this home offers an idyllic lifestyle with Leumeah Train Station and Leumeah Shopping Village only a mere 800m stroll away (approx.), making it an ideal setting. Features Include:- Embrace the beauty of single-level duplex living in the heart of Leumeah. - Be greeted by sleek flooring leading into formal living and dining rooms.- Enjoy reverse cycle air-conditioning in living areas and the master bedroom. - Each bedroom features sleek flooring, built-in wardrobes, and are well-proportioned for family living.- A well-appointed kitchen with high-quality stainless steel electric appliances, a double sink, and ample cupboard space.- Offers a main bathroom with separate bath and shower for ultimate relaxation.- A stunning rear garden area perfect for hosting gatherings.- Single lock-up garage with internal access for added security.- Situated on a 296m<sup>2</sup> block with beautifully landscaped and manicured gardens.- Approximately 800m to Leumeah Train Station & Shopping Village.\* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.