

**116 Megalong Street, Leura, NSW, 2780**

**PURCELL .**

**House For Sale**

Sunday, 11 August 2024

116 Megalong Street, Leura, NSW, 2780

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Brenden Purcell  
0413630226



Joanne Larkin

## **Weatherboard Cottage Close to the Heart of Leura Village**

Nestled close to the heart of Leura Village, this property boasts a prime location, offering the convenience of easy access to shops, local amenities, and transport links. This weatherboard cottage consists of three bedrooms and two bathrooms, and is easily adaptable for various lifestyles.

With an abundance of natural light, this home has a wonderful ambience with its large living spaces and free-flowing floor plan. All bedrooms are well-proportioned and boast ample space for additional storage to be incorporated. The master bedroom also features a spacious en suite. Downstairs, the kitchen and dining space look out over the north-facing backyard.

This home is ready for immediate comfort and offers a great investment proposition. It has an endearing style and exciting scope to positively capitalise on further down the track.

Summary of features:

- Three bedroom weatherboard cottage set on 614sqm block
- Centralised air conditioning for year-round comfort
- North-facing rear balcony overlooking the leafy yard
- Generous garden areas; fully fenced backyard
- Attached single carport with undercover internal access
- Located only 200m from Leura shops, cafes & train station