



### 305 Leura Mall Leura NSW

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**LOCATION** - Set in the heart of Leura, just 250m to bus and 1.3km to Leura Station.

**STYLE** - Double story home of rendered brick and tile construction on a fully fenced 828 m2 (approx) block.

**LAYOUT** - The home has a very flexible floor plan and has most recently been set up for dual occupancy, however the home would also greatly suit a family! Main home (Ground Floor): Generous living area, kitchen open to dining overlooking entertainment deck and fish pond, 2 bedrooms with built ins, main with additional study room, 2nd bedroom with private deck, modern bathroom with spa bath and separate shower. 2nd home (Ground & First Floor): Separate entrance, 2 living areas, kitchen open to dining, 2 bedrooms, bathroom. Common laundry with 3rd bathroom, single lock up garage.

**FEATURES** - Large kitchen with stainless steel appliances, gas cooking, dishwasher (in both kitchens), carpet and

**Price** : \$ 1,011,000

**Land Size** : 828.3 sqm

**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/leura/residential/house/7161221>



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Ground Floor



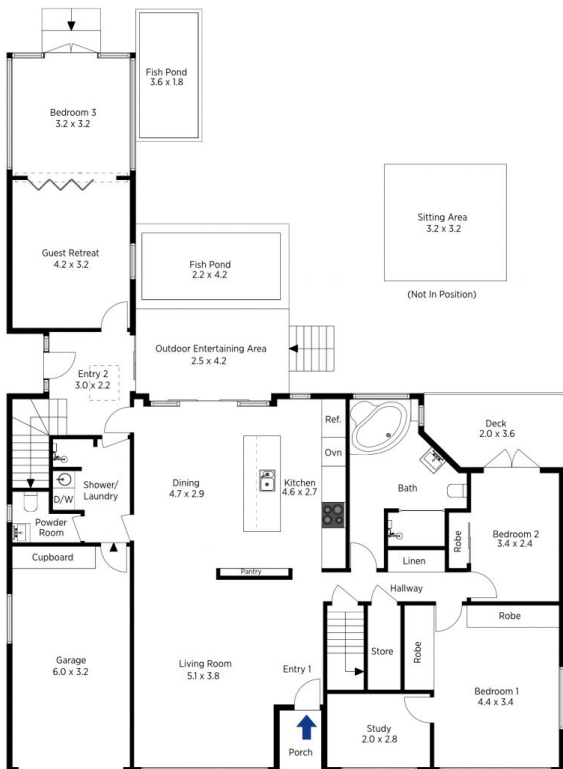
First Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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305 Leura Mall, Leura

Chapman



Ground Floor



First Floor

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