



## 201 Megalong Street Leura NSW

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**LOCATION** - Situated on a generous 1,419m2 corner block in South Leura, only 700m to the Leura village with all its boutique shops and cafes, hop on the Bus just outside the property and only 1km to the train station. Local school within a 700m walk.

**STYLE** - Built in 1950 approx. this mainly single level cottage style property has many charming features which gives it so much character. Tile roof, gardens that surround the property and a north facing aspect.

**LAYOUT** - With numerous living areas, a good sized kitchen with gas cooking leading to the dining room and main living room with feature fire place. The Sunroom, family room and study all have lovely views out to the garden. Three bedrooms all with built in robes, main family bathroom with shower over bath and toilet also a 2nd

<b>Type</b>	: House
<b>Price</b>	: \$ 990,000
<b>Building Size</b>	: 95 sqm
<b>Land Size</b>	: 1419 sqm
<b>View</b>	: <a href="https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/leura/residential/house/7331920">https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/leura/residential/house/7331920</a>



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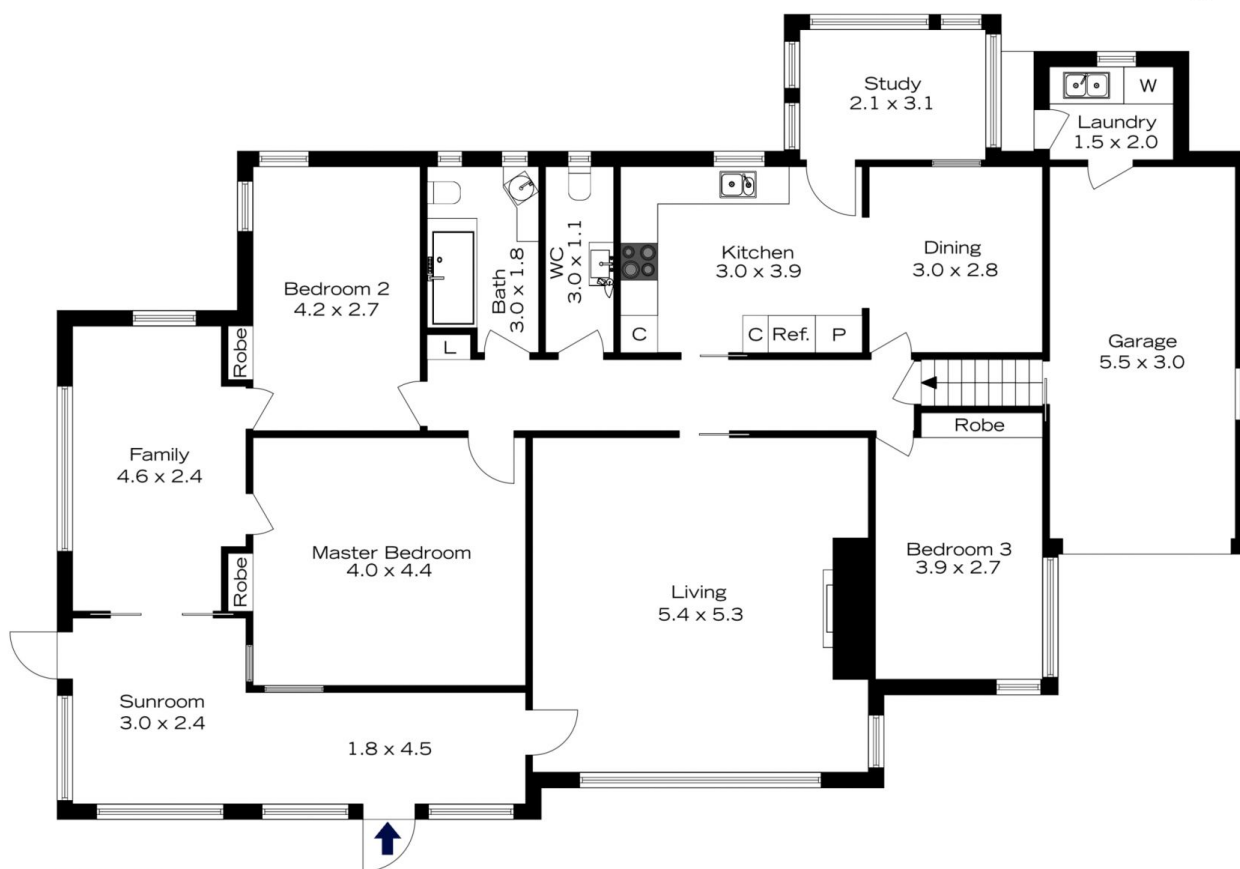


**INTERNAL**  
173 m<sup>2</sup>

**EXTERNAL**  
1 m<sup>2</sup>

**TOTAL**  
174 m<sup>2</sup>

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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