



### 39 Scott Avenue Leura NSW

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**LOCATION:** Positioned in an extremely sought after pocket on South side of Leura, this sensational property enjoys a peaceful setting, yet is still close to iconic Leura Mall and its boutique cafes & restaurants, local schools, parks, rail & world class Blue Mountains bushwalks.

**STYLE:** Single level brick & tile home with single lock up garage set on a generous 999.1m2(approx.) corner block with dual street frontage.

**LAYOUT:** 3 good sized bedrooms, open plan kitchen and dining which has a nice connection to the lounge area. There is a single garage with internal access to the sunroom, and a separate laundry as well.

**FEATURES:** Comfortable and offering a light filled timber kitchen with breakfast bar and plenty of storage. Polished

**Price** : \$ 870,000  
**Land Size** : 999.1 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/leura/residential/house/7450195>



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39 SCOTT AVENUE, LEURA

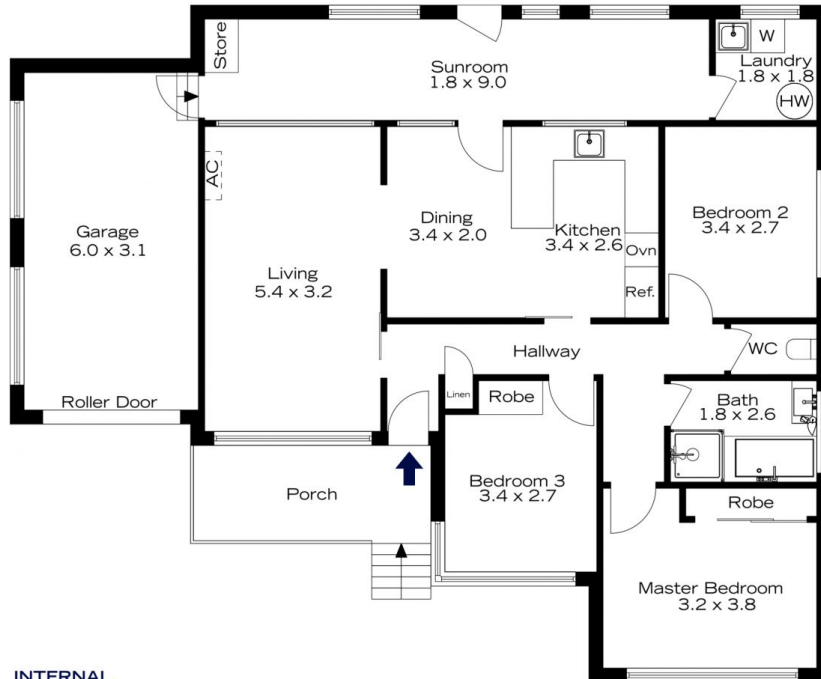


INTERNAL  
122 m<sup>2</sup>  
EXTERNAL  
7 m<sup>2</sup>  
TOTAL  
129 m<sup>2</sup>



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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