

**8 Balmoral Road, Leura, NSW, 2780**

**House For Sale**

Saturday, 28 December 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Perfect fusion of contemporary elegance and peaceful seclusion

Situated in the sought-after heart of south Leura, this impeccably presented property offers a perfect fusion of contemporary elegance and peaceful seclusion. The residence is positioned on one of two generous land titles, providing a rare opportunity to secure both lots. The expansive grounds are beautifully landscaped, offering a private oasis with ample space to enjoy the lush gardens, relax, or entertain. Additionally, the second lot presents the potential for further development, whether you choose to build, expand, or even sell the extra parcel. This property provides both a tranquil retreat and incredible future possibilities.

Inside discover stylish designer interiors featuring high ceilings and a neutral colour palette that creates a serene and spacious feel. French doors open onto an expansive entertaining deck, offering a seamless connection between indoor and outdoor living. Whether you're hosting friends or simply relaxing, the wide front verandah and large rear deck featuring a magnificent wisteria, and overlooking the established gardens, provide the perfect setting to enjoy the stunning surroundings.

Currently run as a highly successful holiday accommodation, this property is an excellent investment opportunity, offering both luxury and potential for continued success if desired or enjoy as your own private residence.

Tucked away on a quiet, tree-lined street, this home enjoys privacy while being just moments from the charm of Leura village, with its cafes, boutiques, and train station.

Outdoor enthusiasts will love the proximity to world-class bushwalking trails and breathtaking views, all within walking distance from the property.

- Stunning front living room with slow combustion fireplace
- Formal wide entry with an easy flow to living areas and bedrooms
- Spacious timber kitchen with gas cooktop, cathedral ceilings and skylight
- Generous dining room with French doors leading to the outdoors
- Four good sized bedrooms, main with built-in robe and window seat
- A beautiful laundry room off the deck with bathroom facilities
- Quality fittings and fixtures throughout this welcoming home
- Natural gas central heating and quality window coverings throughout
- Wide frontage with good off-street parking and fully fenced grounds
- A stunning haven of relaxation, the beauty of nature and sophisticated finishes
- Close by to Leura golf club, walking trails, waterfalls and spectacular views