

16 St Andrews Rd, Leura, NSW 2780

Sold - \$2,500,000

House 4  2  2 



## Period Home Nestled in Picturesque Gardens

Upon arrival you are welcomed to a classic South Leura home surrounded by dry stone walls and established gardens with a drive through Porte Cochere over the front entrance. This 1930's property has many original features; high ceilings, ornate cornices, timber windows, French doors and polished timber floorboards.

### Open for Inspection

By Appointment.

Entering into a wide foyer, with an intriguing sense of depth, comes the urge to discover what this property has to offer. Every fixture and fitting in this home is built with character and comfort in mind.

Comprising adequate space, seclusion and privacy, the master suite includes a separate sitting room, two sets of built-in wardrobes, ensuite with dual vanity, marble benchtops and combined bath and shower.

The formal living area features a brick hearth and open fireplace offering a sense of serenity, relaxation and quiet - the perfect room to unwind, read or converse.

Centralised in the layout, the country style kitchen is truly the heart of the home. Offering both a practical and aesthetic workspace, this kitchen includes a six-burner natural gas stove set into the hearth of the original fireplace, decorative pressed metal splash backs, integrated dishwasher built into the cabinetry, skylight, plus dining area fit for an evening to cook and entertain for any occasion.

A later addition to the property, yet distinctive of the period, the family room is sleek, sophisticated and extra-large. Bi folding doors offer indoor and outdoor living overlooking the gardens from the timber deck. Leading off this space are two generous bedrooms with lead light sash windows and easy access to the contemporary bathroom with claw foot bath tub and mosaic floor tiles.

Adjacent to the living area is a pleasant sunroom offering a north easterly aspect overlooking the gardens and timber deck. The name speaks for itself as the most sunlit room of the house, with an additional even flow to the dining area and the fourth bedroom/office.

Enjoyed from a wraparound timber deck on the east and southern sides of this home are well established landscaped gardens of over half an acre. Including a wide variety of plant species such as Weeping cherry, Elm, Milton ash, Pink Dogwood, Weeping maple, along with rare Japanese maple varieties, Reticulata camellias, Rose Garden, Birch tree stand and lots and lots of Rhododendrons!

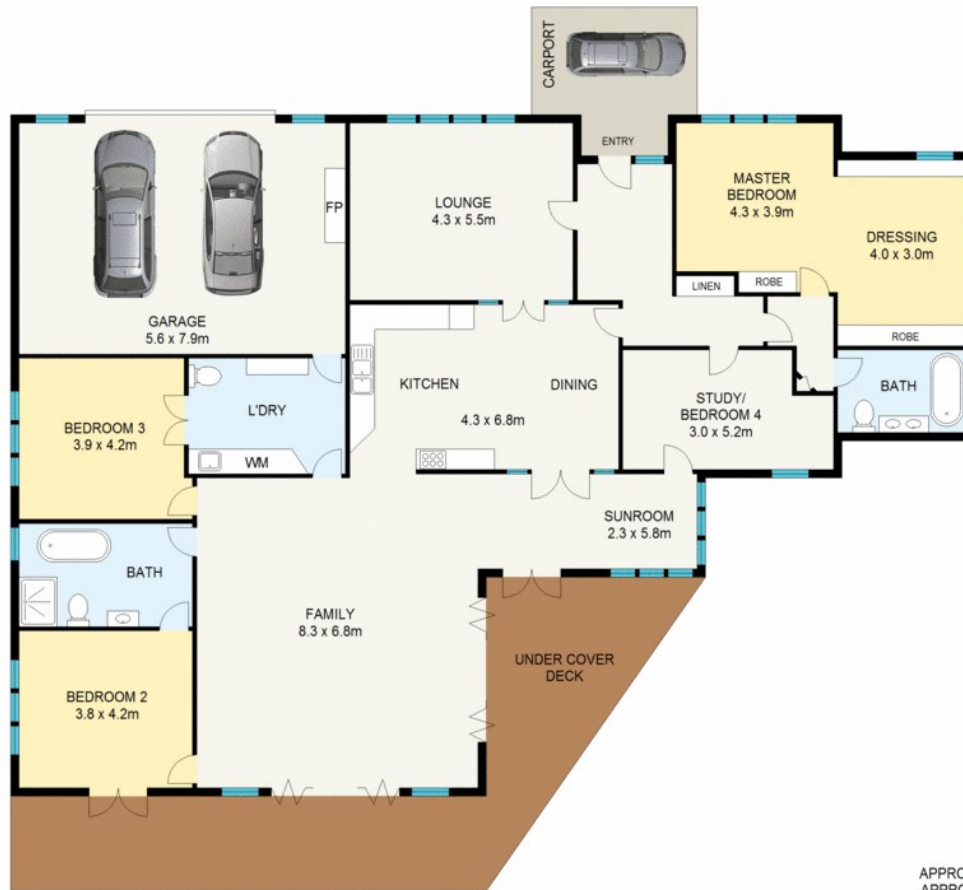
A surprising addition to the house, underneath can accommodate a large amount of storage or be utilized as a workshop. There is also a remote controlled double

### Listed By

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## Floorplan



APPROX : GROSS INTERNAL AREA :- 282 SQM  
APPROX : GROSS EXTERNAL AREA :- 49 SQM



SCALE (METRES)

GROUND FLOOR



**TP RE** Theo Poulos  
REAL ESTATE

16 St Andrews Road

Leura

All information contained herein is gathered from sources we believe to be reliable.  
We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries