



# RA Lawrence



## MOUNT VICTORIA 50 Great Western Highway

4 2.5 2

### Top of the Mountain Hideaway Retreat

Peacefully located on the top of the Blue Mountains set well back off the street on just under half an acre, sits this very private and spacious architecturally designed contemporary home.

Comprising 4 bedrooms, 2 bathrooms, a modern kitchen with gas cooking, spacious open plan living/dining which spills out onto the outdoor entertaining deck taking in the pretty native garden (with 2 water tanks).

This quality light filled home boasts double glazed windows and doors providing a wonderful quietness, polished timber floors, ducted natural gas central heating, a gas log fire for ambient winter evenings and a media room. Enjoy your morning coffee on the second balcony off the main bedroom or simply take in the wonderful clean mountain air just a 10 minute stroll down to the nostalgic local village.

With a double attached carport and plenty of room for extra car space if needed, it's perfect for large families and ideal as holiday let. This property will impress the discerning buyer!

**For Sale \$655,000 - \$695,000**

View by Appointment

**Cher Davey 0432 304 891**

## BULLABURRA 8-12 Suffolk Street

5 2 4

### Off The Grid - Ideal Large Family Retreat

Set on over two acres of gently sloping usable land with an idyllic running creek, this spacious family home has an ideal layout for the large family or as a holiday rental.

The home has four good size bedrooms on the first level, huge master with walk-in robe and an ensuite with bath overlooking the stunning rear garden.

Large upstairs family room with three-way family bathroom, including bath and separate shower.

Open plan kitchen and dining/family room, natural gas cooking with 900 mm stainless steel cooker and exhaust, large pantry, timber bench tops with loads of cupboards, overlooking the outdoor entertaining area and paddocks, all north facing.

Separate dining area (that could be converted into another bedroom), study and formal lounge, which could also be used as home office area.

The home has a 6.5Kw solar panel array (brand new batteries and inverter) that run the whole house and a 100,000 litre cement water tank - no more electricity or water bills!

- 4/ 5 bedrooms plus study; • travertine marble flooring downstairs, hardwood timber floors upstairs;
- three living areas; • solar panels, 100,000 litre cement water tank and town gas; • stand-alone artist studio;
- large 6.2m x 10.5m double garage

**For Sale \$POA**

View by appointment

**Victoria Freeman 0425 224 889**



## KATOOMBA 11 Brougham Street

4 2 1

### Potential! Potential! Potential!

"Fantastic opportunity not to be missed! Investors delight - add to your portfolio with a dual occupancy approved property, First home buyers delight - get into the market."

Renovators delight - do up and reap rewards or Large families delight - simply enjoy as a spacious family home with separate self-contained space for guests.

- 2 living areas (1 upstairs / 1 down)
- 2 kitchens (1 upstairs / 1 down)
- 4 bedrooms (3 upstairs / 1 down)
- Built-ins throughout
- 2 bathrooms (1 upstairs / 1 down)
- slow combustion heating + gas bayonet
- Single lock up garage with huge storage area

**For Sale POA**

View by Appointment

**Cher Davey 0432 304 891**



## LEURA 8-10 Chambers Road

3 2

### Peace and Serenity

This gorgeous 5 year old timber home sits on an 1800 square metre block in a cul-de-sac in South Leura.

Featuring three double size bedrooms, all with built-ins. The master bedroom has a walk in robe with large ensuite complete with full size bath.

Fabulous contemporary kitchen with granite bench tops, soft close drawers, walk in pantry and Blanco gas cooker.

Open plan living area/ combined dining with Jarrah timber flooring leads out onto the rear deck which overlooks the landscaped garden.

The separate formal lounge with garden views could also be converted into a very large fourth bedroom.

Brivis underfloor gas heating and electric heated floors in both bathrooms. Mud room at front entrance off the full size verandah which spans across the front of house.

Terraced landscaped gardens and off street parking for two cars.

**For Sale \$ POA**

View by Appointment

**Victoria Freeman 0425 224 889**