



85 Angle Road Leumeah, NSW



**SOLD BY MICHELLE BALABKA & RUSSELL WYER - \$575,000**

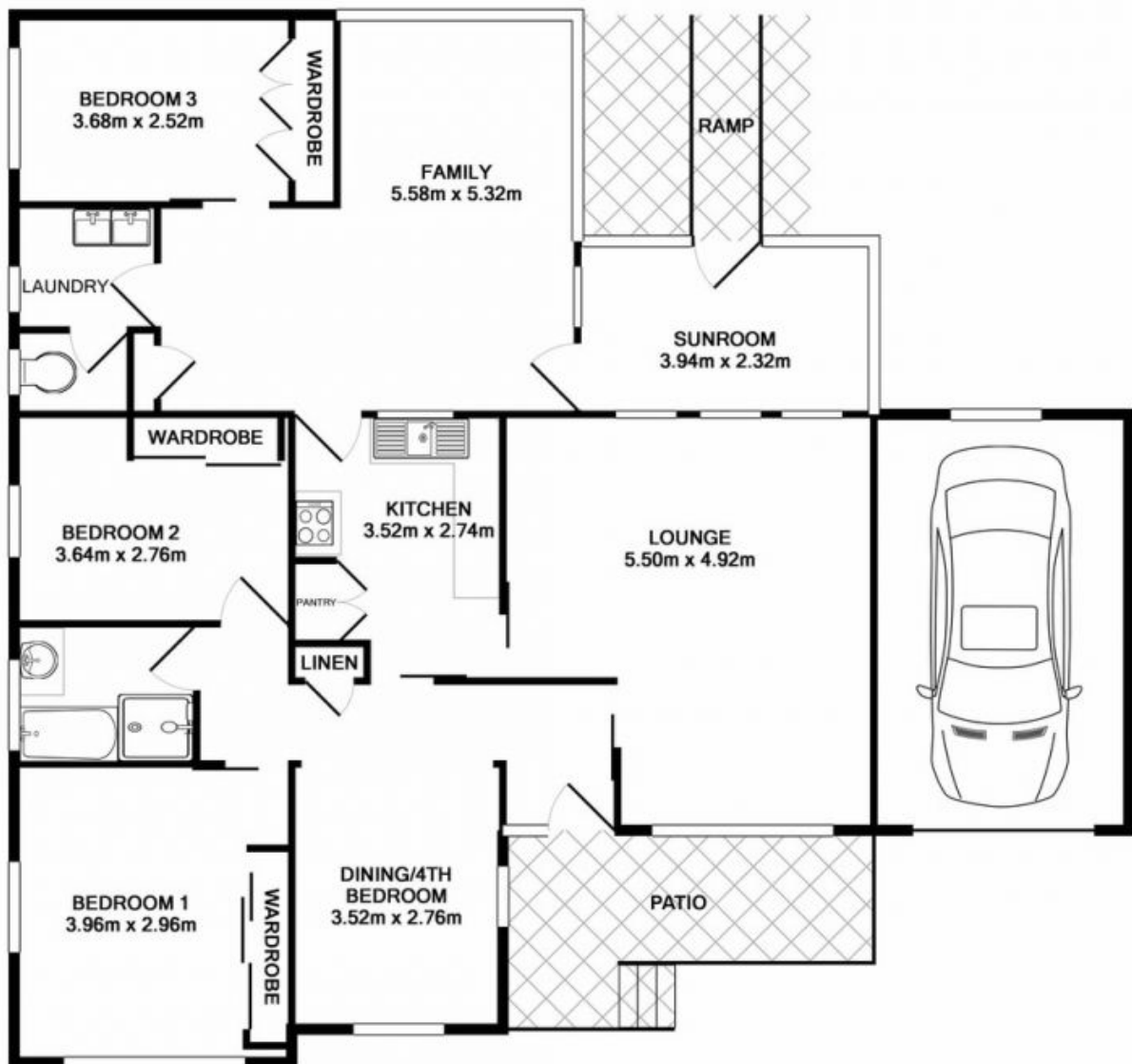
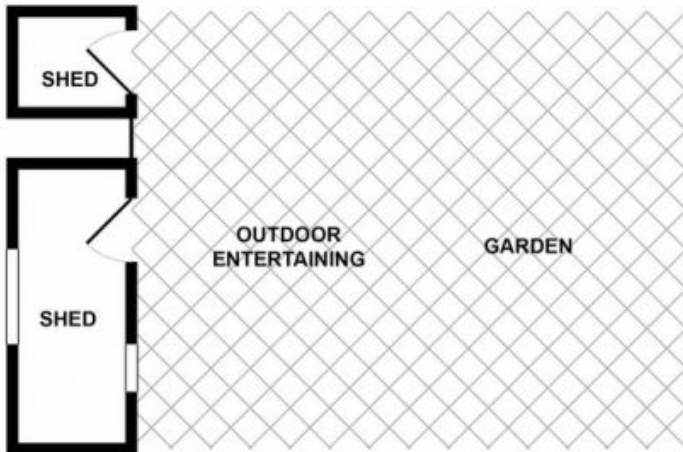
**Price:** \$570,000 - \$600,000

- \*This immaculately presented cottage was built by the original family owners in 1963 and has been lovingly cared for all of its life
- \*Features 2.7m ceilings with decorative cornices
- \*The original floorplan has been extended to include a family room and screened sunroom
- \*3 bedrooms, with the ability to convert the exiting dining room to a fourth bedroom
- \*Combined lounge and dining room with air conditioning
- \*The kitchen has been updated and has an under bench oven and cooktop and pantry
- \*Original bathroom in pristine condition, with separate shower and bath
- \*Single garage with remote tilt-a door
- \*Level 556m2 olde world garden block is a serene place to enjoy that perfect cup of tea and reminisce
- \*Fabulous location within 2km of Leumeah Railway Station, public schools, local shops and parks



**Michelle Balabka**

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Measurements are approximate. Not to scale. Illustrative purposes only