



**40 Leura Crescent NORTH TURRAMURRA NSW**

3 2 2

Located in exclusive "Eden Ridge", this property will appeal to anyone wishing to downsize in style.

This prestigious Mirvac development is renowned for its quality and beauty, and was a winner in the Master Builders Association of NSW's Excellence in Housing Award in 2002 for "Estate Housing Lifestyle Living Over-55s". The development was also "Commended" in the National Housing and Construction Excellence Awards.

Offered for the first time since new, this three bedroom (all with built-in robes), two bathroom home is very spacious with an expansive living area.

The interior of the residence features pitched ceilings with

**Type** : House

**View** : <https://www.tnre.com.au/sale/nsw/north-shore-upper/north-turramurra/residential/house/7416272>

[For full version visit the website](https://www.tnre.com.au)



House Area 162m<sup>2</sup>

Garage Area 38m<sup>2</sup>

Bedroom 1 4.1m x 3.7m (13'5" x 12'1")

Bedroom 2 4.6m x 3.0m (15'1" x 9'10")

Bedroom 3 3.3m x 3.0m (10'9" x 9'10")

Family 5.0m x 3.4m (16'4" x 11'1")

Living 5.0m x 4.7m (16'4" x 15'5")

Dining 3.8m x 3.2m (12'5" x 10'6")

Please note: Location of windows may vary subject to aspect, please consult with sales representative. Furniture is not included. External landscape features, including paving areas are indicative only and may vary in size, shape and location depending on aspect, block size, dimension and proximity to other lots.