



### 3a Leonay Parade Leonay NSW

3  4 

Constructed in the early 1920s by iconic winemaker Leo Buring and wife Nay. The cottage has been improved over time while still retaining the flavour of a bygone era. Wonderfully high ceilings compliment the extensive use of timber throughout the intimate floor plan. The grounds are private and provide a leafy vista from a variety of vantage points.

- + Soaring ceilings | ornate cornice work
- + The comfort of ducted air conditioning
- + Open fire place
- + Manicured grounds
- + Substantial studio with utility rooms | bathroom | kitchenette
- + Expansive wine cellar | store rooms

**Type** : House  
**Land Size** : 2203 sqm  
**View** : <https://www.aitkenre.com.au/8058770>



**David Reeves**  
 02 4735 2121

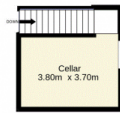
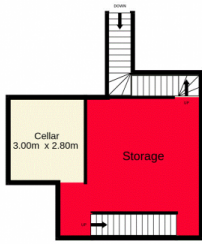


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[For full version visit the website](https://www.aitkenre.com.au)



Basement  
48.0 sq.m. approx.



Ground floor  
232.4 sq.m. approx.

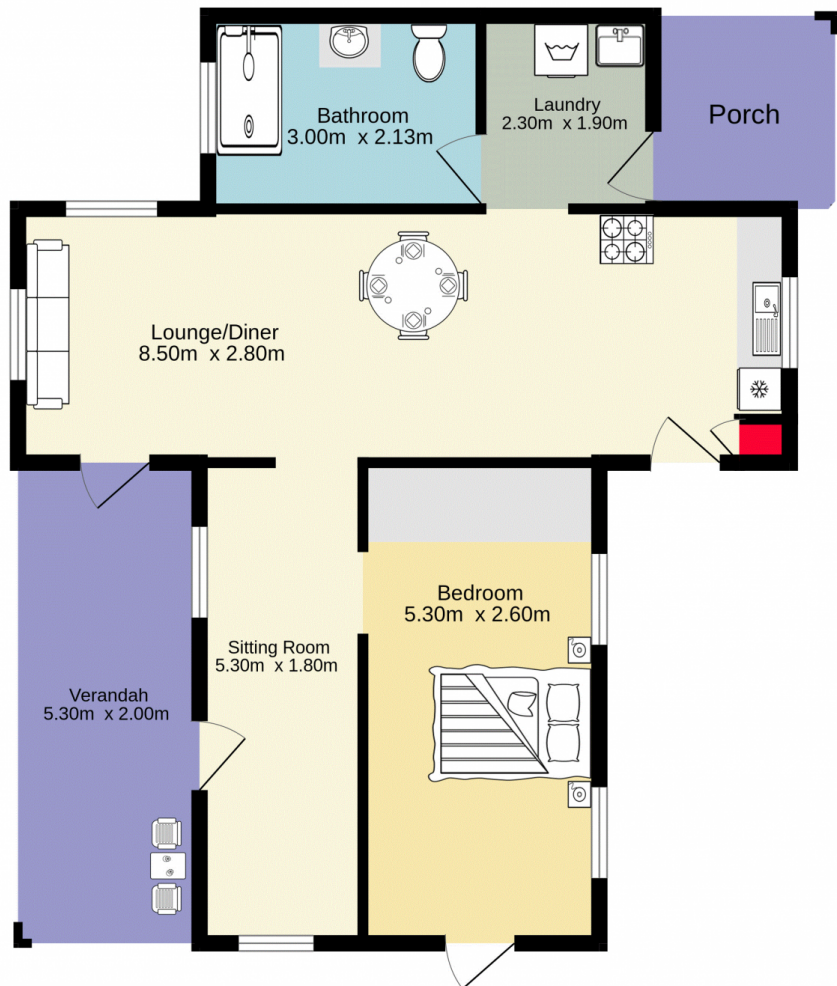
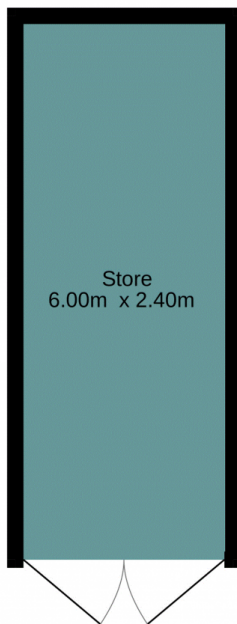


TOTAL FLOOR AREA : 280.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## RESIDENCE



TOTAL FLOOR AREA : 72.0 sq.m. approx.

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## STUDIO