



Leppington

PROPERTY GROUP



## House for sale in Austral

🛏 4 🏠 3 📏 306 m2

Settle your family in a brand new home, just minutes from shops, transport, and schools. This versatile property is perfect for multi-generational living or generating rental income.

### Residence Features:

- Expansive open-plan design connecting the kitchen, dining, and patio areas
- Fully equipped kitchen with engineered/porcelain benchtops
- Premium stainless steel appliances, including a gas cooktop, rangehood, and oven
- Spacious bedrooms with mirrored sliding wardrobe doors
- Stylish semi-frameless shower screens in both the main bathroom and ensuite
- High tiling to shower areas in both bathrooms
- Plus many more high-quality inclusions

Come and experience the perfect balance of style and functionality in this remarkable home!

### Why Choose Leppington?

- Affordable and growing suburb with excellent potential

<b>Price</b>	Contact Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	25446
<b>Land Area</b>	306 m2

### Agent Details

Aditya Gulati - 0413542086  
Arun Ahuja - 0421 437 682

### Office Details

Property1group  
OFF 404 20B Lexington Dr Bella Vista, NSW, 2153 Australia  
1300 959 558

PROPERTY  GROUP

- Great connectivity to the rest of Sydney
- Innovative precinct development plans
- Proximity to Western Sydney Airport and the Western Sydney Airport Business Park
- Close to the upcoming Bradfield City Centre

**Conveniently Close to All Essential Amenities:**

- 2-minute drive to Woolworths Leppington
- 2-minute drive to Aus Post Leppington
- 2-minute drive to Leppington Anglican College
- 3-minute drive to Leppington Train Station
- 3-minute drive to Leppington Village
- 3-minute drive to Leppington Public School
- 5-minute drive to Coles Willowdale, cafes, and restaurants
- 6-minute drive to Bunnings Leppington
- 9-minute drive to Emerald Hills Shopping Village
- 15- minute drive to new Western Sydney Airport

Agent name- Aditya Gulati

Contact number-0413542086

Email-aditya@property1group.com.au

\* Disclaimer: Images used are for display purposes only, finishes and products are subject to final approval.

Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.