



Lot No: 615

House Size: 316.97 Land Size: 302.5sqm 4 + STUDIO (📛 3.5 🌦 3 🧰







Main Dwelling: 218.26sqm

Studio: 98.71sqm



#### TERRACE-STYLE LIVING IN LEPPINGTON - FULL TURNKEY - FIXED PRICE

#### LOCATION

- Connected community in the south-east corner of Leppington
- 20 Minutes from Badgery Creek Airport
- 1.2km to Willowdale Shopping Centre
- 3km Leppington Station (commuter parking available)
- 55km from Sydney CBD

#### **INCLUSIONS**

- 2740mm ceiling height to ground floor
- 20mm reconstituted stone kitchen bench with waterfall edges
- Ducted dual zone reverse cycle heating / cooling system
- First quality ceramic tiles to rear Terrace / Alfresco
- · Landscaping to front and rear yards
- Driveway, fences, clothesline and letter box included

 Ground Floor
 75.40sqm

 First Floor
 82.23sqm

 Garage
 41.74sqm

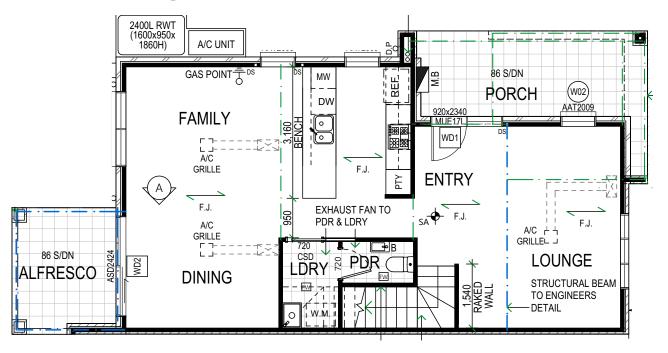
 Alfresco
 7.26sqm

 Balcony
 2.55sqm

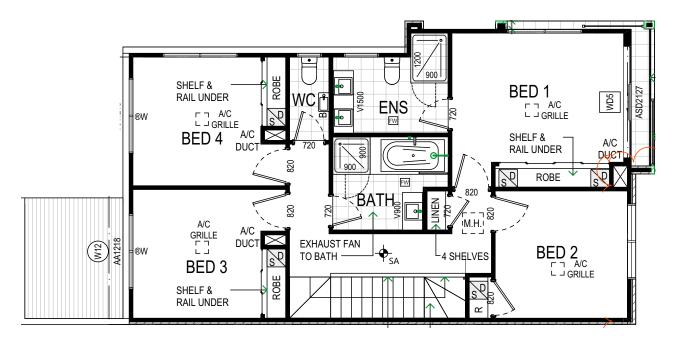
 Porch
 9.08sqm

 Main Dwelling
 218.26sqm

### Main Dwelling - Ground Floor



## Main Dwelling - First Floor



Disclaimer: Please note that this material was produced prior to construction and is intended as an indication of the items to be included and/or the general layout of the property and is merely indicative and should not be construed as constituting an offer, guarantee or contract. The Vendor reserves the right to make changes, alter, amend or change at any time the dimensions, areas, fittings, finishes, specifications items detailed here in without reference to or approval by the purchaser. This material should be read in conjunction with any Contract for Sale. All furniture illustrated is indicative only and is not included in the sale.





 Ground Floor
 3.46sqm

 First Floor
 60.85sqm

 Garage
 23.32sqm

 Balcony
 9.73sqm

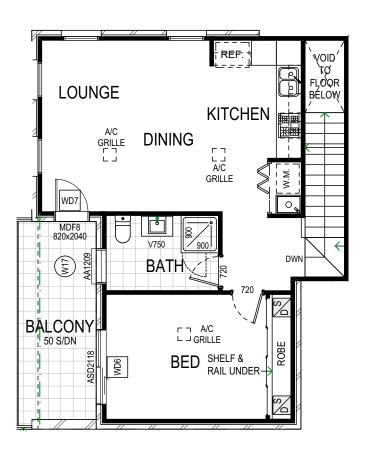
 Porch
 1.35sqm

 Studio
 98.71sqm

### Garage

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#### Studio



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