



EXISTING REAL ESTATE FOR SALE DUAL DWELLING

\$1,950,000 - \$2,000,000

4 Cato Circuit, LEPPINGTON
NSW 2179

Homeworld Estate Leppington

Emerald Hills Boulevard, LEPPINGTON NSW 2179

4+1  3+1  2+0 

HOUSE SIZE: 387.74 M² | LAND SIZE: 471 M² | COMPLETION DATE: 15-11-2025

PREMIUM INCLUSIONS

- ✓ 2.7 ceiling height
- ✓ 40mm stone benchtop
- ✓ Ducted Air conditioning
- ✓ 900 mm Kitchen appliances
- ✓ Fully fenced, turfed & landscaped
- ✓ Hamptons Façade
- ✓ In ground swimming pool, including glass fence
- ✓ Church Shape Polished Edge Mirror
- ✓ Extend Master Ensuite vanity to be wall to wall
- ✓ Provide double awning hung window to Bed
- ✓ Provide PGH Coastal Hamptons Beach face brick to all ground floor
- ✓ Provide Heritage Pattern with Montgomery Bar 17mm to windows in Media



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LETSWORK™

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FIRST FLOOR PLAN



GROUND FLOOR PLAN

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