



15 Gracilis Street, Cobbitty

## Everything You Need in One Stylish Space

LJ Hooker Leppington | Austral presents 15 Gracilis Street, Cobbitty.

Positioned in a peaceful and family-friendly pocket of Cobbitty, presents a stunning opportunity to secure a spacious, thoughtfully designed residence offering flexibility, comfort and modern style.

This property features the following:

- Five generous bedrooms, including one bedroom conveniently located downstairs, perfect for guests or extended family
- Luxurious master suite featuring walk-in robe and private ensuite
- Gourmet kitchen complete with stone benchtops, quality stainless steel appliances, gas cooking and a spacious walk-in butler's pantry
- Light-filled open-plan living and dining area flowing seamlessly to the outdoor entertaining space
- Upstairs study nook, ideal for working from home or kids' homework zone
- Stylish main bathroom with quality fittings plus additional downstairs bathroom
- Multi-zone ducted air conditioning
- Downlights throughout the home

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### FOR RENT

\$800 wk

### VIEW

Thu 4th Jun @ 12:30PM - 12:45PM

### AGENTS

Trinity Boscutti

0418 637 708

pm.leppington@ljhooker.com.au

### AGENCY

LJ Hooker Leppington | Austral

(02) 9606 4311

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Covered alfresco area perfect for year-round entertaining
- Low-maintenance backyard set on a 300sqm block
- Lock-up garage with remote and internal access
- Good side access to backyard

How to apply: All attendees must be registered to inspect the property, once viewed you will receive a link via email and PIN code to complete the application process

Please be aware that if you do not request a booking time, you will not be notified of any open homes or cancellations.

Some images in this advertisement have been virtually furnished and are for illustrative purposes only. All areas and dimensions are approximates only.

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral 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 enquiries in order to determine whether or not this information is, in fact, accurate.

## MORE DETAILS

Property ID                    12ACHCV  
Property Type                House

**Trinity Boscutti 0418 637 708**

Property Investment Manager | [pm.leppington@ljhooker.com.au](mailto:pm.leppington@ljhooker.com.au)

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