

11B Filly Road, Austral

## Designed with Heart, Built for Family




Step into sophistication with this brand new 30sq architecturally designed family home. Offering a flawless blend of contemporary style and high-end finishes. Every corner of this home has been crafted to impress.

From the striking modern facade with feature brickwork to the elegant interiors, this home commands attention featuring 2.7m high ceilings, 40mm stone benchtops, ducted air conditioning, alarm system, video intercom and a landscaped front and backyards, ready to enjoy.

The kitchen is a showstopper adorned with 900mm gas stainless steel appliances, sleek custom joinery, high-end integrated appliances and a butler's pantry adds both style and functionality.

Entertain in style in the open plan living and dining area under containing a fireplace and skylights. All effortlessly flowing to the private outdoor area. Plus, an additional formal lounge for extra space and comfort.

Upstairs, retreat to the master suite complete with a designer ensuite,

4  2  1 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Leppington | Austral  
(02) 9606 4311

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

custom walk-in robe, and large windows for abundant natural light. Additional bedrooms all with mirrored built in robes.

Fully tiled bathrooms with freestanding bath, LED feature mirrors, floating vanity and brass tapware.

All this set in a quiet, family-friendly street close to local schools, shops, parks, train station. Inspect now before it's gone. Homes of this calibre in Austral do not last long!

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	11WSHCV
Property Type	House
Including	Toilets (3)

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Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.