

## Austral, 127 Andalusian Street

### AUCTION THIS SATURDAY!

Fantastic Family Living In An Even Better Location!

Nestled in the family-friendly and rapidly growing suburb of Austral is this light-filled family home. Less than 5 minutes from Leppington Station, offering not just comfort but also convenience. The perfect opportunity to secure an immaculately well home on a quiet street.

Property features:

- Modern kitchen equipped with sleek stone benchtops, decorative pendant lighting, premium 900mm stainless-steel appliances, and abundant storage
- Seamless indoor-outdoor flow with a generous open-plan living and dining areas connecting effortlessly to a tiled alfresco
- Comfortable bedrooms all with built-in wardrobes, master with walk-in and ensuite
- Downstairs guest suite with its own ensuite and robe



**Disclaimer:** 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.

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**For Sale**  
Auction

**View**  
[ljhooker.com.au/11C8HCV](http://ljhooker.com.au/11C8HCV)

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**LJ Hooker Leppington | Austral**  
**(02) 9606 4311**

- Contemporary bathrooms, thoughtfully designed with wall-hung vanities and a relaxing bathtub
- Rear-loaded garage with drive-through access. Maximise on rental return with the potential to build a studio above (S.T.C.A)
- Low maintenance backyard, fully concreted for minimal upkeep
- Potential rental income of \$780.00 per week.
- Additional features: high ceilings, ducted air conditioning, and downlights throughout

Only moments from all essential amenities, including bus stops, Leppington Train Station, Leppington Shopping Village, Austral Shopping Centre, local schools, sporting fields, and Austral Bowling Club. Plus, it's just a 15-minute drive to the future Western Sydney International Airport.

Whether you're a first-home buyer, savvy investor, or looking for your forever home, this property ticks all the boxes.

Don't miss out on this exceptional opportunity-your next chapter starts here!

### Auction Details

Date: Saturday 19th of October, 2024

Time: 12:30pm

Venue: On site

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 About this Property

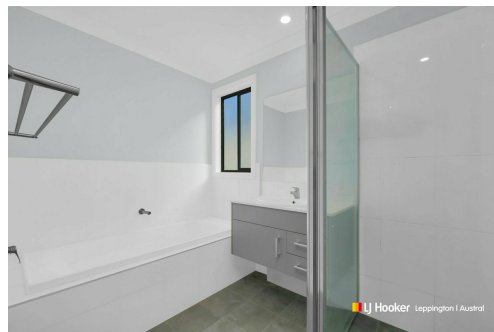
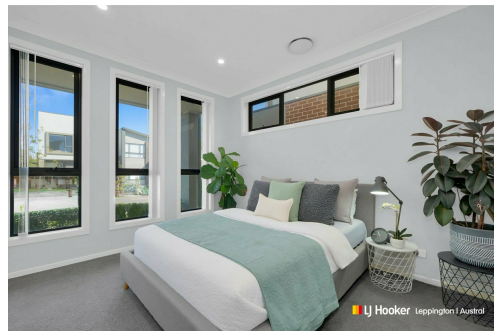
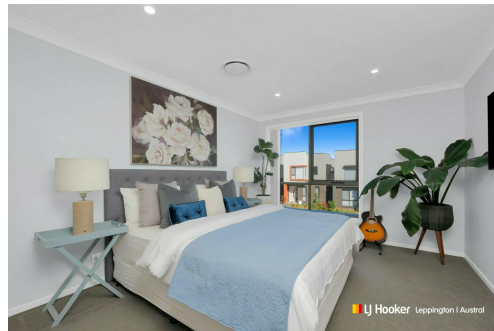
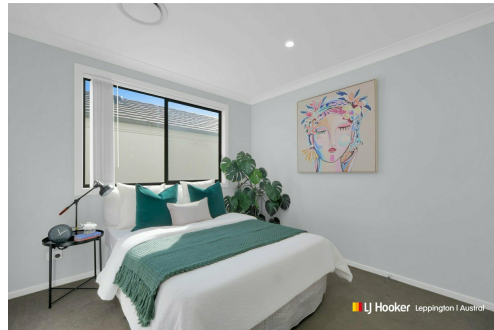
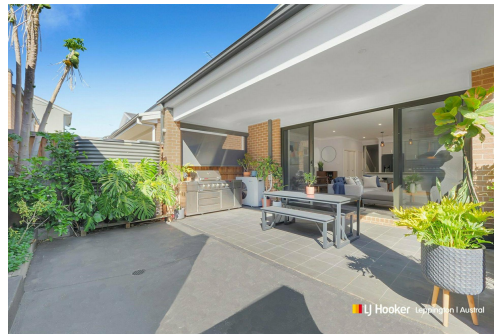
Property ID	11C8HCV
Property Type	House
Including	Ensuite Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes

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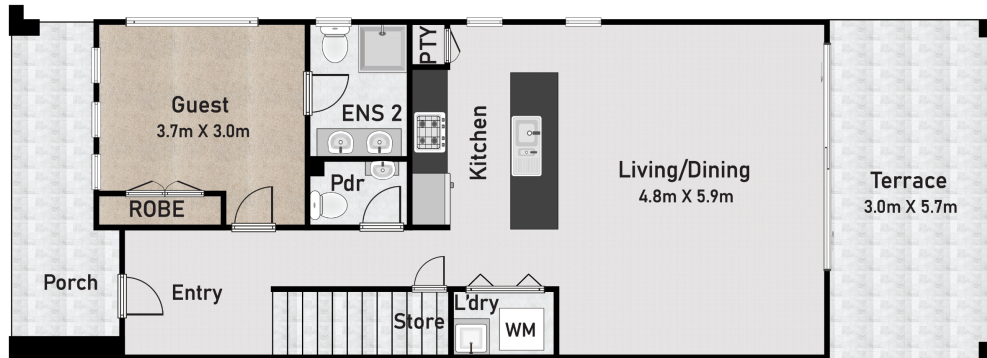
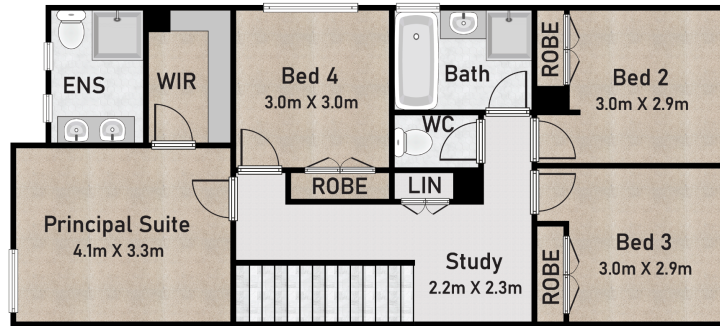


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## 127 Andalusian St, Austral NSW 2179

Disclaimer: Dimensions are approximate and should only be used as a guide.  
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