



LJ Hooker Leppington | Austral



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397 Tenth Avenue, Austral

## Effortless Living Starts Here!

This near new, well-presented home offers a seamless blend of style, functionality, and comfort. With quality finishes throughout and a thoughtful, light filled layout, this double-storey residence is the perfect lifestyle upgrade for families or a smart investment opportunity.

Located in the highly sought after suburb of Austral, this home offers the ideal balance of convenience.

Featuring the following qualities:

- Open plan kitchen, living and dining with plenty of natural light
- Modern kitchen with 900mm stainless steel appliances, soft close draws and 40mm waterfall stone bench tops
- Further living spaces include downstairs formal lounge and upstairs lounge
- Optional fifth bedroom or study downstairs perfect for the in-laws or those who work from home
- Great size master bedroom with walk-in robe and ensuite
- Bathrooms tiled floor to ceiling with wall niche and double shower heads, main with bathtub
- Alfresco overlooking manicured gardens and dual side access to the backyard
- Additional features include downlights, 4 zone ducted air conditioning, alarm system, 2.7m ceiling, security fencing around

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### FOR SALE

Property Showcase

### VIEW

Sat 7th Mar @ 11:30AM - 12:30PM

### AGENTS

Chelsea Mifsud

0429 628 005

cmifsud.leppington@ljhooker.com.au

Samuel Moscabenny

0448 649 817

smoscabenny.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.

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the property, fans to all bedrooms and stainless-steel security mesh-screen doors

Enjoy easy access to local schools, Austral shops, parks, and public transport, all within minutes from your door.

The home also benefits from proximity to major arterial roads and Leppington Train Station, ensuring effortless commuting to nearby areas.

Don't miss the chance to secure this stunning home. Whether you're looking for your family home or a smart investment opportunity, this property offers unmatched value and convenience.

Contact us today!

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

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## MORE DETAILS

Property ID	126BHCV
Property Type	House
Land Area	326 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Alarm
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

### Chelsea Mifsud 0429 628 005

Licensed Sales Agent | [cmifsud.leppington@ljhooker.com.au](mailto:cmifsud.leppington@ljhooker.com.au)

### Samuel Moscabenny 0448 649 817

Licensed Sales Agent | [smoscabenny.leppington@ljhooker.com.au](mailto:smoscabenny.leppington@ljhooker.com.au)

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Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179

[leppington.ljhooker.com.au](http://leppington.ljhooker.com.au) | [leppington@ljhooker.com.au](mailto:leppington@ljhooker.com.au)





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