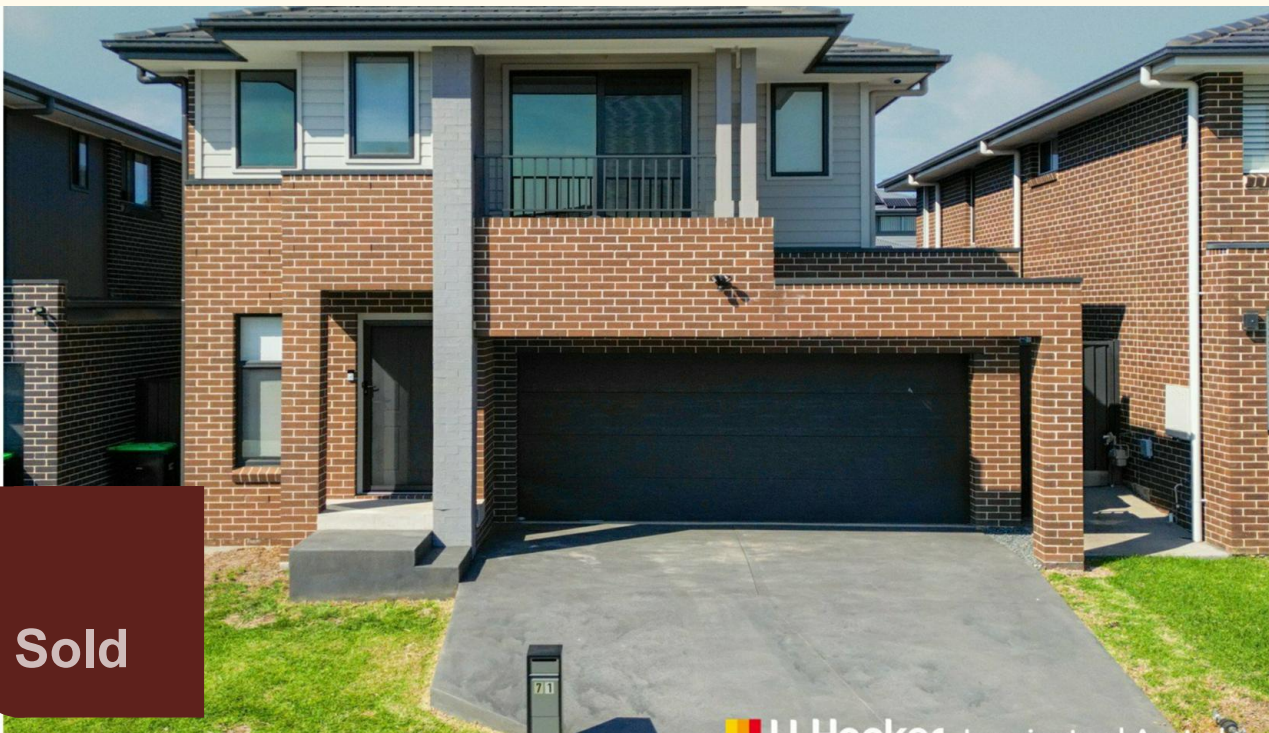




71 Bolac Road, Austral

Smart Buying Starts Here!

Nestled in the thriving suburb of Austral, is this versatile family favourite providing you the opportunity to enjoy a lifestyle of comfort and convenience.

With a thoughtfully planned layout, low-maintenance features, and abundant natural light, it's the perfect choice for growing families or savvy investors seeking a property that ticks all the boxes.

On offer are the following comforts:

- Modernised kitchen with 20mm stone bench tops, walk-in pantry and Smeg appliances
- Open plan kitchen, living and dining area plus separate a study nook
- Optional fifth bedroom downstairs or a media room
- 4 generous bedrooms all with built-in robes, master with walk-in robe, ensuite and balcony
- Bathrooms with floating vanity, wall niche and a stand-alone bath
- Alfresco entertaining area leading to oversized backyard perfect for the family to enjoy
- Complete with downlights, 4 zoned ducted air conditioning and newly renovated flooring throughout.
- Potential rental income of \$850.00 per week

5 2 2

FOR SALE

\$,1290,000 to \$1,330,000

AGENTS

Chelsea Mifsud

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AGENCY

LJ Hooker Leppington | Austral

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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.



Ideally located conveniently to Austral Town Centre providing easy access to shopping, restaurants, medical facilities, schools, Leppington Train Station, Leppington Shopping Village and is only approximately 20 minutes from the upcoming Western Sydney International Airport.

Act now, call us today to book in an inspection.

- 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	128FHCV
Property Type	House
Including	Ensuite
	Study
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage

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1ST FLOOR



2ND FLOOR

71 Bolac Road, Austral

Floor plans are approximate and for illustrative purposes only. While we do not doubt the accuracy of the floor plans, we make no guarantee, warranty, or representation as to their accuracy or completeness.

