

## Austral, 82 Lacerta Road

### Location, Space & Livability

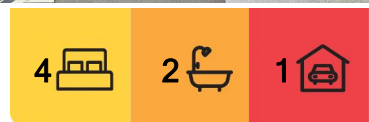
Nestled in the thriving suburb of Austral, is this versatile family favourite providing you the opportunity to enjoy a lifestyle of comfort and convenience. With a thoughtfully planned layout, low-maintenance features, and abundant natural light, it's the perfect choice for growing families or savvy investors seeking a property that ticks all the boxes.

On offer are the following comforts:

- Modernized kitchen with 40mm waterfall stone bench tops, pantry and 900mm stainless steel appliances
- Open plan kitchen, living and dining area plus separate powder room, lounge and study
- 4 Generous bedrooms all with built-in robes, master with walk-in robe and ensuite
- Bathrooms with floating vanities 40mm stone bench tops and a stand-alone bath
- Alfresco entertaining area leading to low maintenance backyard



**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.



**For Sale**  
\$1,089,000 - \$1,129,000

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

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

- Complete with downlights, ducted air-conditioning and ceiling fans to all bedrooms
- Potential rental income of \$750.00 per week

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.

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

<b>Property ID</b>	11KQHCV
<b>Property Type</b>	House
<b>Land Area</b>	313 m2
<b>Including</b>	Toilets (3)

### Chelsea Mifsud 0429 628 005

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

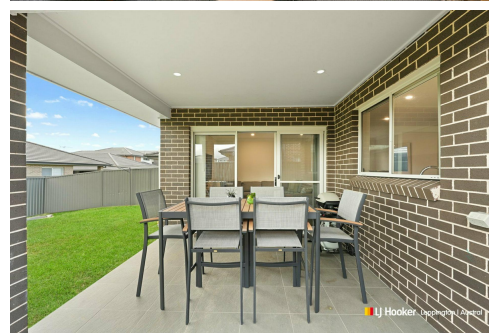
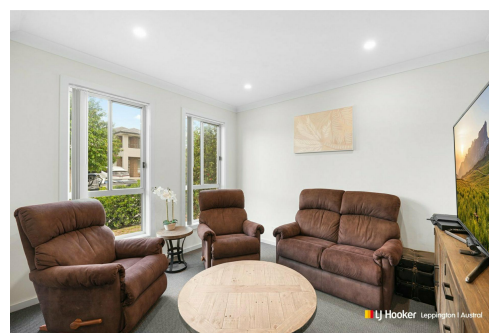
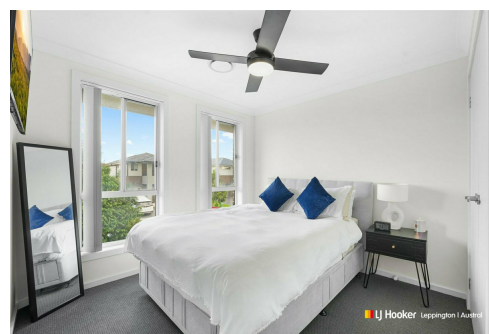
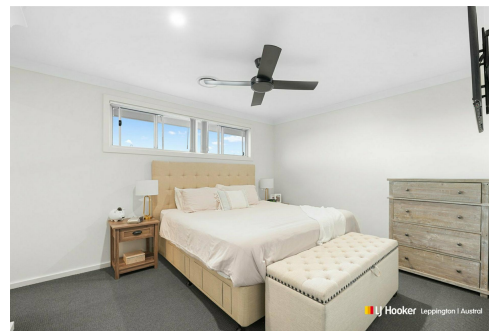
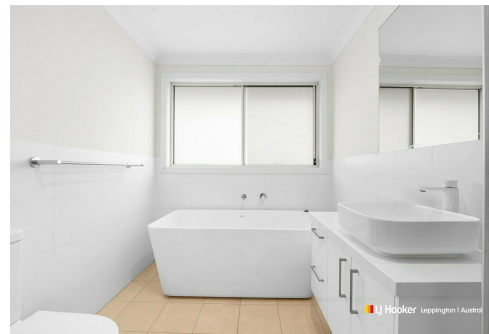
### Samuel Moscabenny

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

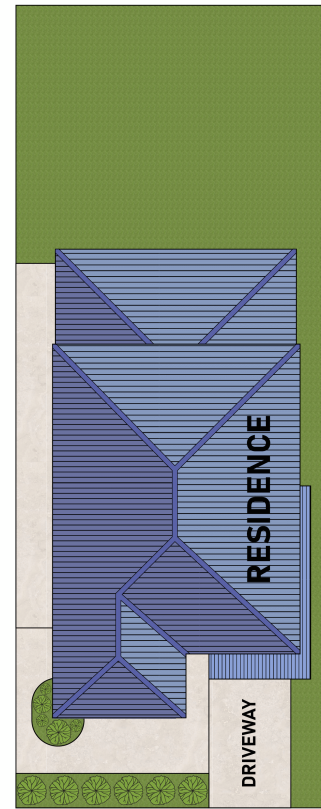
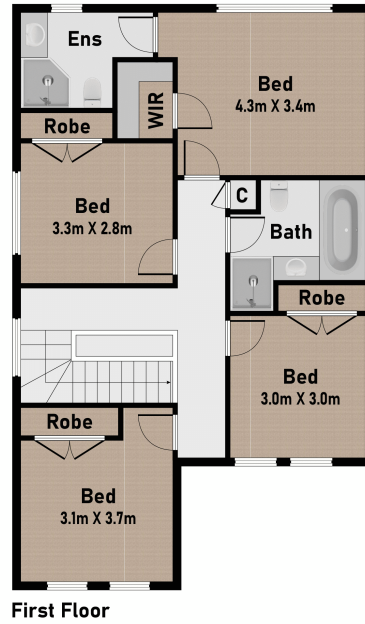
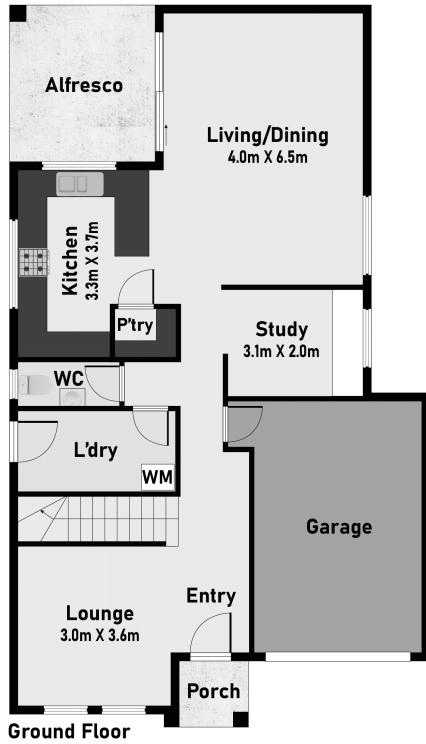
Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179

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Disclaimer : This floor plan is used for marketing purposes only and is subject to errors and inaccuracy. The marketing Agent & Maraj Media will not accept any liability. Interested parties should make and rely on their own enquiries.