



226 Springfield Road, Catherine Field

Lifestyle Acreage in Sydney's Future Growth Corridor

Positioned on one acre* in the sought-after Catherine Field, this impressive family residence delivers on scale and inclusions, with an incredibly versatile floorplan plus granny flat all within one of South-West Sydney's fastest-growing regions.
Designed for large families and multi-generational living, the expansive brick home features four generous bedrooms, with an ensuite and walk-in robe to the master bedroom. Multiple living areas, a dedicated theatre room with tiered seating, gym, bar and a spacious main bathroom with a corner spa provide flexibility for every stage of family life.
At the heart of the home, the timber kitchen is appointed with quality stainless steel appliances while an attached one-bedroom granny flat offers the ideal solution for extended family, guests or additional rental income.
Step outside to the huge covered pergola with a dedicated BBQ area overlooking the sparkling in-ground swimming pool, complemented by a separate pool room/games room. All positioned behind secure electric gates, the triple garage plus large shed complete the package, providing ample space for vehicles, machinery, boats, caravans or additional storage.
Enjoy the acreage living while being just minutes from Oran Park,

5 3 6

FOR SALE
$2,475,000 to $2,625,000

VIEW
By Appointment

AGENTS

Mitchell Crawford
0421 504 007
mitchell@ljhunitedgroup.com.au

Brooke Fulton
0427 413 043
brooke@ljhunitedgroup.com.au

AGENCY

LJ Hooker United Group
1800 486 4833

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.

Gregory Hills, Leppington and major amenities. Surrounded by significant infrastructure investment and continued growth, this is a rare opportunity to secure an established lifestyle property in one of Sydney's most exciting emerging locations.

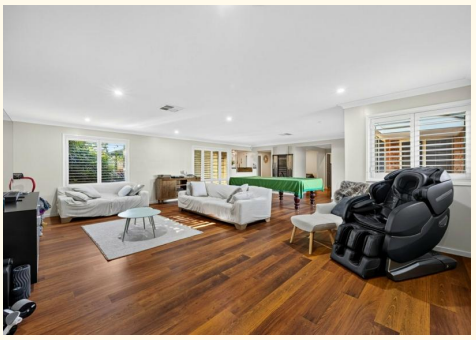
MORE DETAILS

Property ID	12DJ1T
Property Type	AcreageSemi-rural
Land Area	4003 m2

Mitchell Crawford 0421 504 007
Principal | mitchell@ljhunitedgroup.com.au
Brooke Fulton 0427 413 043
Sales Assistant | brooke@ljhunitedgroup.com.au

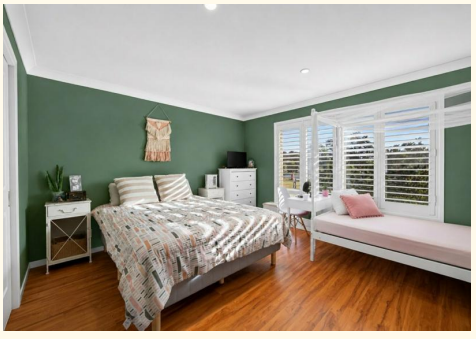
LJ Hooker United Group 1800 486 4833
41 Wentworth Road, BRINGELLY NSW 2556
unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au



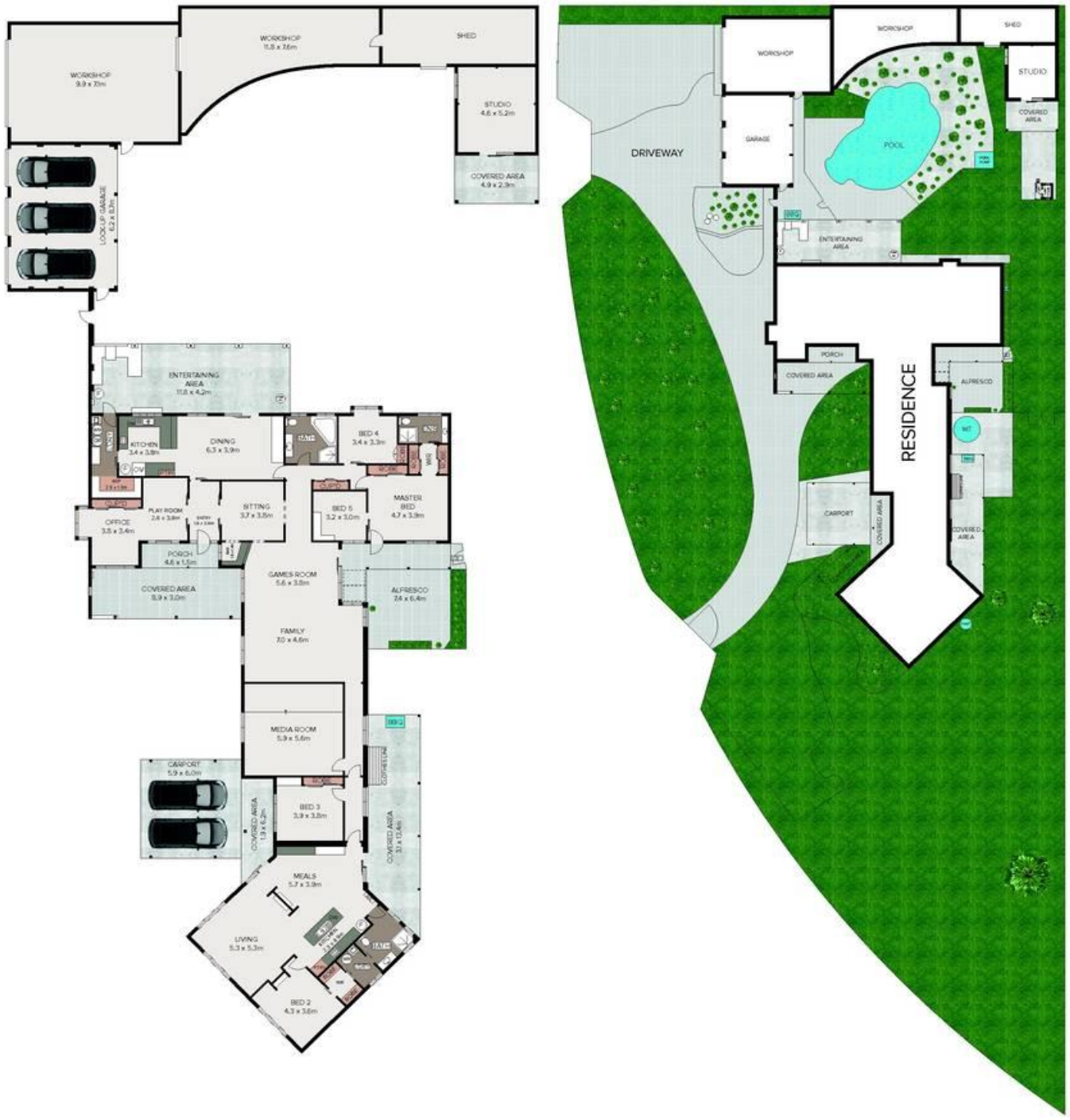








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



226 Springfield Rd, Catherine Field

Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. **Floor plan by : Flex Media**

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.

LJ Hooker