







38 Barry Avenue, Catherine Field

A ONE-OF-A-KIND ACREAGE ESTATE

SOME HOMES ARE BUILT. OTHERS ARE CREATED.
An extraordinary custom-built residence where architectural character meets acreage living. This exquisite home is set on 5 acres of land with resort-style living. Originally built in the 1990s and comprehensively renovated, this remarkable approx. 35-square home is anything but ordinary. A truly individual design with craftsmanship.

ARCHITECTURAL CHARACTER & REFINED LIVING
Beyond two automatic entrance gates and sweeping manicured lawns, a grand foyer introduces spotted gum timber floors, exposed beams and timber panelling, statement barn doors, soaring raked ceilings and a distinctive curved skillion roofline. Skylights flood the interiors with natural light. A formal lounge with double-sided fireplace complements expansive open-plan living and dining, opening through triple-stacker doors to the outdoors.

A KITCHEN TO REMEMBER
The luxurious country-inspired kitchen showcases shaker cabinetry, a dramatic 80mm stone island, 40mm stone benchtops, induction cooktop, twin 600mm ovens, integrated dishwasher and bins, and an oversized farmhouse-style sink framing views of the tennis court and

4 3 3

FOR SALE
Expression Of Interest

VIEW
Sat 31st Oct @ 12:30PM - 1:00PM

AGENTS

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AGENCY

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picturesque dam.

PRIVATE RETREATS & CINEMA LUXURY
The generous master suite opens to a balcony overlooking the estate and features an oversized walk-in robe and indulgent ensuite with freestanding Victoria + Albert bath, dual stone vanities, frameless shower and full-height finishes. Additional bedrooms offer excellent storage; the main bathroom features dual basins, rainfall shower, skylights and Zucchetti tapware. A purpose-built soundproof cinema with authentic theatre seating, projector screen and feature lighting completes the experience. Ducted air conditioning, LED lighting, a fitted laundry and powder room add everyday comfort.

FIVE ACRES OF PRIVATE RESORT-STYLE LIVING
Beautifully maintained, predominantly cleared rectangular grounds create a magnificent setting for entertaining and family life, featuring:

- Sparkling swimming pool, travertine-tiled terraces and covered entertaining
- Full-size tennis court with basketball facilities and children's cubby house
- Private dam, gazebo and fire-pit retreat; established fruit trees and vegetable garden
- Quality chain-mesh fencing, manicured lawns and impressive gated driveway
- Approx. 9m x 9m concrete-floor workshop with double-door access
- Detached triple garage with toilet and shower; potential alternative use or secondary dwelling (STCA)

COUNTRY SERENITY. CITY CONVENIENCE.
Enjoy privacy and space with convenient access to Camden Valley Way and Bringelly Road (approximately five minutes' drive, subject to route), and Leppington Station. Nearby education options include Gledswood Hills Public School, Barramurra Public School, Oran Park Anglican College and St Benedict's Catholic College. Shopping and dining are within reach at Gregory Hills Town Centre, Emerald Hills Shopping Village, Oran Park Podium and Narellan Town Centre.

Enjoy country serenity with the convenience of Leppington and Austral close at hand. Camden Valley Way and Bringelly Road are approximately five minutes away with Leppington Station providing rail connections across Sydney. Local schooling options include Leppington Public School, Austral Public School, St Anthony of Padua Catholic College and Unity Grammar. For everyday essentials, explore Leppington Village, HomeCo Leppington and Austral's local shops along Edmondson Avenue. A peaceful private retreat, yet connected to the heart of Sydney's growing South West.

This is more than a luxury residence: it is a distinctive estate with soul, presence and an exceptional lifestyle. A home that must be experienced to be appreciated.

OPEN FOR INSPECTION: SATURDAYS ONLY - ONE SCHEDULED OPEN HOME PER WEEK. NO PRIVATE OR INDIVIDUAL APPOINTMENTS.

Contact LJ Hooker Leppington - Austral for the advertised Saturday open-home time.

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

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whether or not this information is, in fact, accurate.

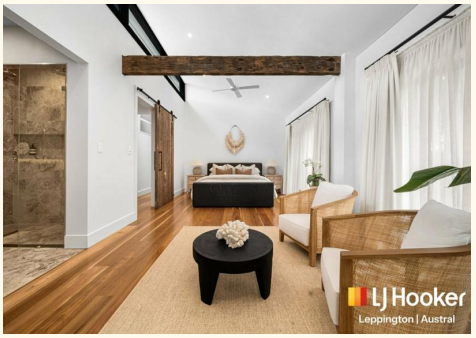
MORE DETAILS

Property ID	12R7HCV
Property Type	House
Land Area	5 acre
Including	Ensuite
	Air Conditioning
	Toilets (4)
	Pool
	Balcony
	Gym
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport
	Openable Windows
	Pool









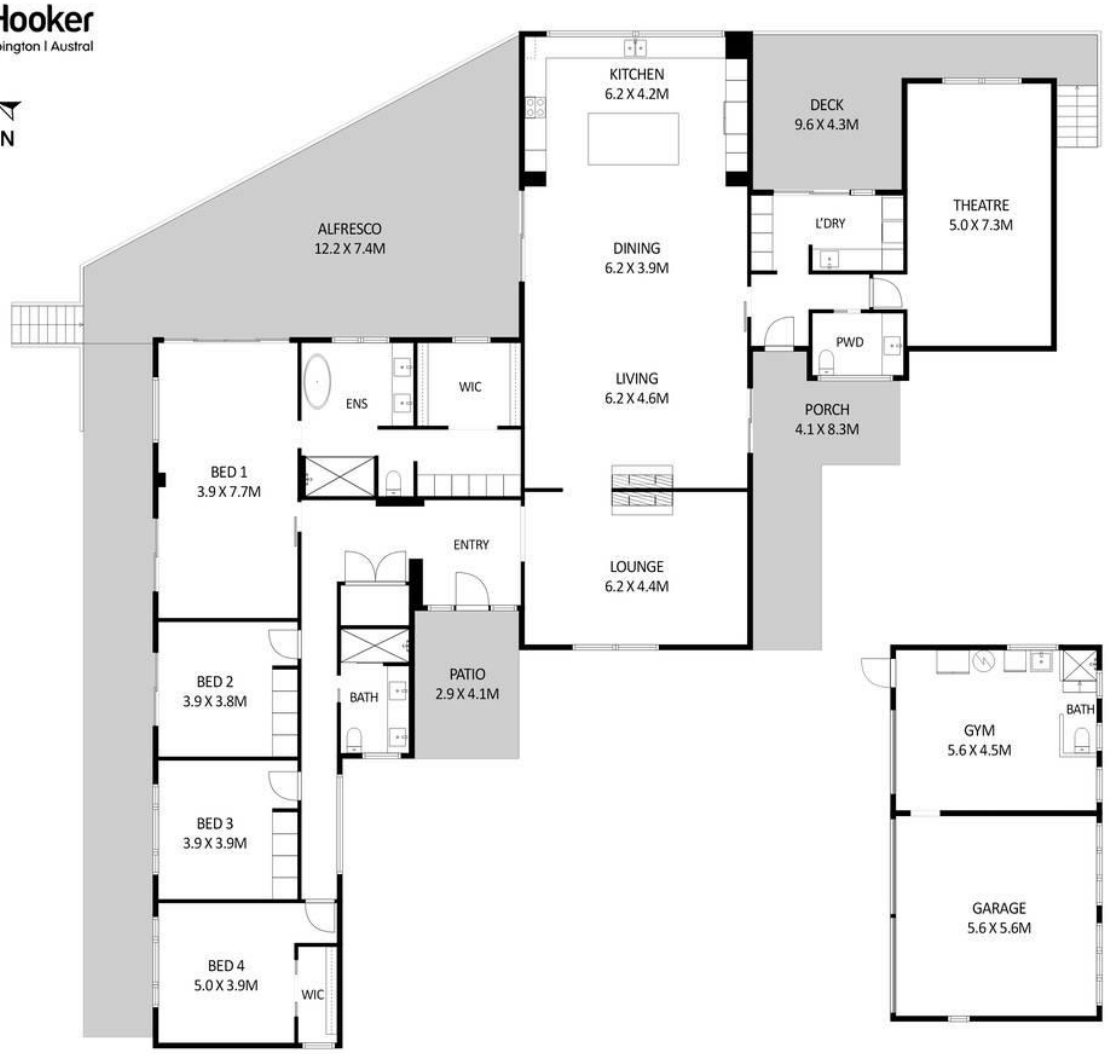


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Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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