

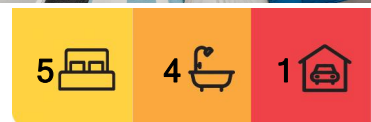
Claymore, 13 Rosslyn Drive

A Home Designed for Your Family's Comfort

Presenting a remarkable new listing in the rapidly growing suburb Claymore of Hillcroft's Estate, located in the vibrant Southwest region of Sydney. This area offers the perfect blend of convenience and picturesque surroundings, making it an ideal choice for families seeking a dynamic lifestyle.

With an array of amenities close at hand, including primary and secondary schools, TAFE NSW Campbelltown campus, Southwest University, Campbelltown, and Campden hospitals, as well as Macarthur Square, this location ensures easy access to everything you need or desire.

Welcome to this stunning, brand-new, double-story modern home featuring five bedrooms and three bathrooms, thoughtfully designed to accommodate contemporary living. The home boasts multiple living areas, providing ample space for relaxation and entertainment. The generously proportioned kitchen with stone benchtops and a walk-in pantry is sure to



For Sale
Please Call

View
ljhooker.com.au/B7RHUA

Contact
Sayed Rahman
0430 108 830
sayed.minto@ljhooker.com.au
Monwar Hossain
0466110545
Monwar.Hossain@ljhooker.com.au



LJ Hooker Minto
02 8734 3211

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.

catch your eye, while the functional butler's kitchen at the alfresco area adds an extra touch of convenience.

Notable Features:

- + Five bedrooms, including a master suite with an ensuite and walk-in robe.
- + Private balcony attached to the master bedroom for enjoying scenic views.
- + A downstairs bedroom for added flexibility and convenience.
- + Two lounge areas on the lower level, perfect for various activities.
- + Open-plan kitchen and dining area promoting a sense of openness.
- + A small lounge/study nook on the upper level, creating a cozy retreat.
- + Gas cooking for enhanced culinary experiences.
- + Internal laundry for practicality.
- + Ducted air conditioning for year-round comfort.
- + Intercom and security system to ensure peace of mind.
- + Single lock-up garage to keep your vehicle secure.

Location:

- ++ Merely a 5-minute drive to Campbelltown Train Station for convenient commuting.
- ++ Just 1 minutes away from Claymore Public School, ensuring effortless accessibility for families with school-going children.
- ++ Eagle Vale High School conveniently reachable within a 3-minute drive, making it ideal for students.
- ++ Within a 4 to 8-minute drive, you can reach various shopping destinations, including the new Gregory Hills Shopping Village, Macarthur Square Shopping Centre, and Campbelltown Mall.
- ++ Additionally, the University of Western Sydney Campbelltown Campus and TAFE Campbelltown Campus are also conveniently situated within the same distance, offering excellent educational resources.
- ++ Easy access to M5/M7 motorways.

Don't miss the opportunity to own this exceptional home in the sought-after Hillcroft's suburb. Contact us today to arrange a viewing and secure your place in this thriving community.

*** "LJ Hooker Minto, Real Estate, its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries."

More About this Property

Property ID	B7RHUA
Property Type	House
Land Area	270 m ²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Intercom Balcony Dishwasher Built-in-Robes Fully Fenced Remote Garage

Sayed Rahman 0430 108 830

Director Sales | sayed.minto@ljhooker.com.au

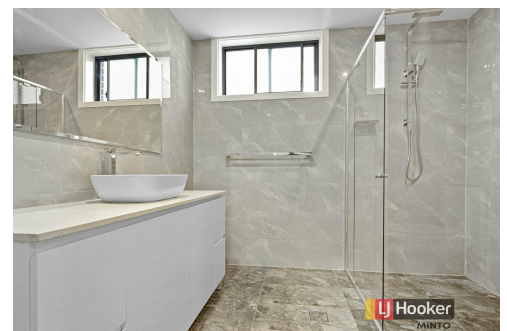
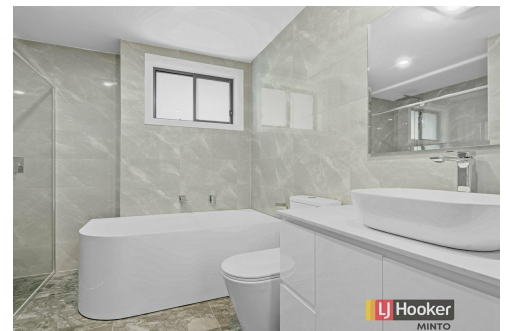
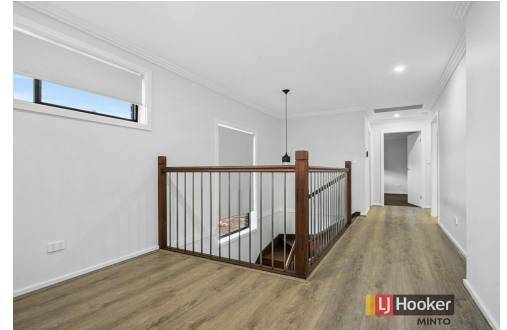
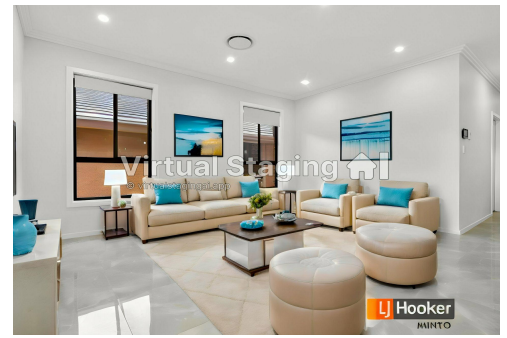
Monwar Hossain 0466110545

Licensee and Principal | Monwar.Hossain@ljhooker.com.au

LJ Hooker Minto 02 8734 3211

Shop 72, 10 Brookfield Road, MINTO NSW 2566

minto.ljhooker.com.au | minto@ljhooker.com.au



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.

LJ Hooker Minto
02 8734 3211