

15 Gracilis Street, Cobbitty

5 Bedroom Family Home on 300sqm Block

Positioned in a peaceful and family-friendly pocket of Cobbitty, 15 Gracilis Street presents a stunning opportunity to secure a spacious, thoughtfully designed residence offering flexibility, comfort and modern style.

Set on a 300sqm block, this impressive five-bedroom home delivers generous proportions, quality finishes and luxury finishes, making it ideal for large or growing families.

Designed for effortless living and entertaining, the home seamlessly blends open-plan spaces with practical family functionality.

Property Features:

- Five generous bedrooms, including one bedroom conveniently located downstairs, perfect for guests or extended family
- Luxurious master suite featuring walk-in robe and private ensuite
- Gourmet kitchen complete with stone benchtops, quality stainless steel appliances, gas cooking and a spacious walk-in butler's pantry
- Light-filled open-plan living and dining area flowing seamlessly to the outdoor entertaining space

5 🏠 3 🚿 1 🚗

FOR SALE

\$1,130,000

VIEW

By Appointment

AGENTS

Dejan Gajic

0404 225 083

dejan.leppington@ljhooker.com.au

Chelsea Mifsud

0429 628 005

cmifsud.leppington@ljhooker.com.au

AGENCY

LJ Hooker Leppington | Austral

(02) 9606 4311

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.



- Upstairs study nook, ideal for working from home or kids' homework zone
- Stylish main bathroom with quality fittings plus additional downstairs bathroom
- Multi-zone ducted air conditioning
- Downlights throughout the home
- Covered alfresco area perfect for year-round entertaining
- Low-maintenance backyard set on a 300sqm block
- Lock-up garage with remote and internal access
- Good side access to backyard

Location Highlights:

- Short walk to ALDI shops
- Close to local parks, playgrounds and walking tracks
- Short drive to Oran Park Podium Shopping Centre
- Easy access to Camden Valley Way
- Near quality local schools and childcare facilities

Offering space, versatility and modern convenience in one of South-West Sydney's fastest-growing communities, this exceptional home is ready for you to move in and enjoy.

For further information or to arrange your inspection, contact our team today!

- 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	126HHCV
Property Type	House
Land Area	300 m2
Including	Ensuite Study Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

Dejan Gajic 0404 225 083

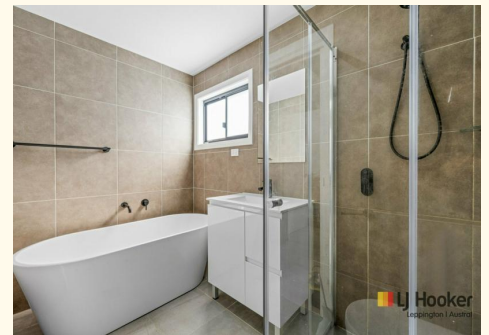
Licensed Sales Agent | dejan.leppington@ljhooker.com.au

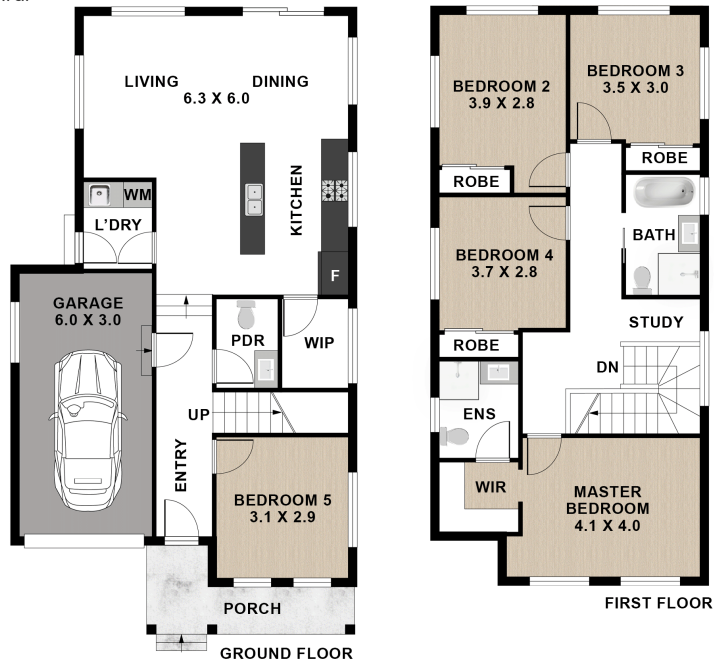
Chelsea Mifsud 0429 628 005

Licensed Sales Agent | cmifsud.leppington@ljhooker.com.au

LJ Hooker Leppington | Austral (02) 9606 4311

Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179
leppington.ljhooker.com.au | leppington@ljhooker.com.au





15 Gracilis St, Cobbitty

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 enquires.