

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

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**FOR SALE**  
Contact Agent

**VIEW**  
Sat 2nd May @ 9:30AM - 10:00AM

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

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 **LJ Hooker**

- 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.

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## 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

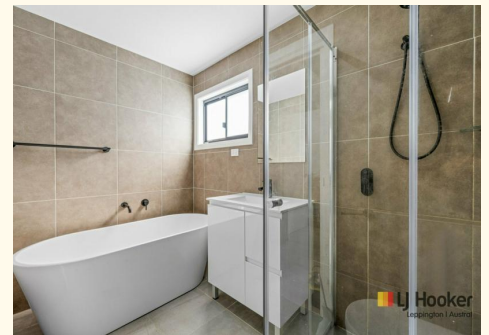
Licensed Sales Agent | [dejan.leppington@ljhooker.com.au](mailto:dejan.leppington@ljhooker.com.au)

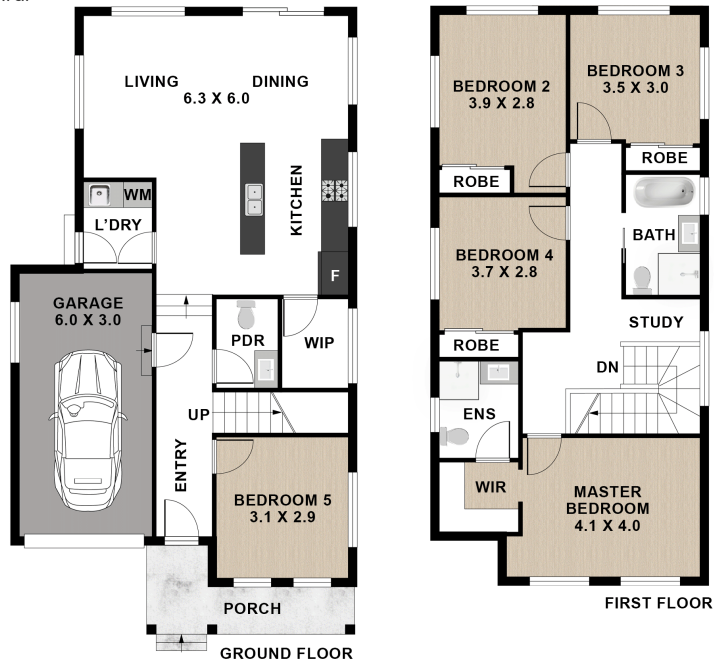
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