




18 Wattleseed Avenue, Cobbitty

## Modern Family Living with High End Finishes in Prime Cobbitty Location

LJ Hooker Lifestyle Group are proud to present 18 Wattleseed Avenue, Cobbitty, a modern 4 bedroom, 2 bathroom, 2 car residence offering comfort, quality, and low-maintenance living. Set on a 377sqm block, this well designed home combines high end finishes with practical family living, making it an ideal opportunity for homeowners and investors alike.

Stepping inside, you're welcomed by a dedicated study at the front of the home, perfect for those working remotely or needing a quiet space. The home offers four generously sized bedrooms, all with built-in wardrobes, while the master suite features a walk-in robe and private ensuite. High ceilings and downlights throughout enhance the sense of space, while the tiled living areas showcase large-format 1200x600 tiles, complemented by floorboards in the bedrooms. The kitchen is the centrepiece of the home, complete with a 40mm stone island benchtop with waterfall edges and a large walk-in pantry, designed for both functionality and style. Continuing the high end finishes, the laundry also features 40mm stone benchtops along with convenient external access. Ducted air conditioning and ceiling fans in

4  2  2 

**FOR SALE**  
\$1,200,000

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the master bedroom and living area ensure year round comfort.

Externally, the home continues to impress with a tiled alfresco area, perfect for entertaining, complete with an outdoor kitchenette. With a double car garage and a low maintenance yard, the property is designed for easy living without compromising on quality.

Located in a growing and family-friendly pocket of Cobbitty, the home offers excellent convenience being approximately 1&ndash;2km to local parks, around 4km to Oran Park Podium, 3&ndash;5km to local schools, and approximately 12km to Narellan Town Centre. The property is also positioned approximately 15km from the upcoming Western Sydney Airport and the future Bradfield City Centre, further enhancing its long-term growth and connectivity. With easy access to major roads and transport options, this location continues to show strong appeal for families and investors alike.

Features include:

- 3 bedrooms with built-in wardrobes
- Master bedroom with walk-in robe and ensuite
- Dedicated study at entry
- High ceilings and downlights throughout
- Tiled living areas with 1200x600 tiles
- Floorboards in all bedrooms
- Modern kitchen with 40mm stone benchtops & waterfall island
- Large walk-in pantry
- 40mm stone benchtops in laundry with external access
- Floor to ceiling tiles in bathrooms
- Ducted air conditioning
- Ceiling fans in master bedroom and living area
- Tiled alfresco with outdoor kitchenette
- Double car garage
- 377sqm low maintenance block

For more information or to arrange an inspection, contact LJ Hooker today. This property is being offered for sale via Private Treaty, don't miss your opportunity to secure a quality home in a prime location.

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

## MORE DETAILS

Property ID	BBJ1Q
Property Type	House
Land Area	376.7 m2

**Jaylen Berroa 0408 505 148**

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