

## Denham Court, 142 Fox Valley Road

2 Homes + Huge Shed - 4.9 Acres

Dual Living & Income Potential

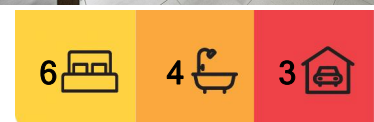
Tucked away in a peaceful pocket of Denham Court, this exceptional cleared 4.9 acres offers the ultimate blend of space, lifestyle, and versatility. Immaculately presented, the property features 2 self-contained homes, and a high-clearance machinery shed perfect for multi-generational living, savvy investors, or those running a home-based business.

Main Residence:

- Master bedroom with walk-in wardrobe and stylish ensuite
- Three additional bedrooms with built-in robes and ceiling fans
- Designer kitchen with 900mm stainless steel appliances & walk-in pantry
- Light filled & spacious open plan living and dining area
- Main bathroom fully tiled with modern finishes
- Ducted air conditioning, LED downlights, plus double garage with internal access



**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.



**For Sale**

\$4,200,000 - \$4,400,000

**View**

Sat 2nd Aug @ 12:30PM - 1:00PM

**Contact**

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## 2nd Residence:

- 2 generously sized bedrooms with built-in robes
- Sleek modern kitchen with 600mm appliances and streamlined cabinetry
- Open plan living and dining with modern lighting
- Fully tiled bathroom with quality fixtures
- Single lock-up garage with internal access and extra storage

Both homes are separately metered offering true independence and strong dual rental potential.

## Large Machinery Shed - 18m x 12m High Clearance

- Ideal for tradies, car enthusiasts, or storage of heavy machinery
- Separate office space - perfect for working from home or running a business
- Fully equipped with kitchenette and bathroom
- Entertainer's bar and additional powder room - perfect for hosting gatherings or events

## Located only minutes from:

- Ed Square Shopping Centre & Edmondson Park Station
- Willowdale Shopping Centre & Denham Court Public School
- Leppington Village and Leppington Train Station

Whether you're seeking a private rural escape or an income-generating dual occupancy, this is a rare opportunity to secure a premium parcel in one of Southwest Sydney's most desirable growth areas.

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 About this Property

<b>Property ID</b>	119DHCV
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	4.9 acre
<b>Including</b>	Ensuite Air Conditioning Built-in-Robes

### Anthony Bucca 0418 972 882

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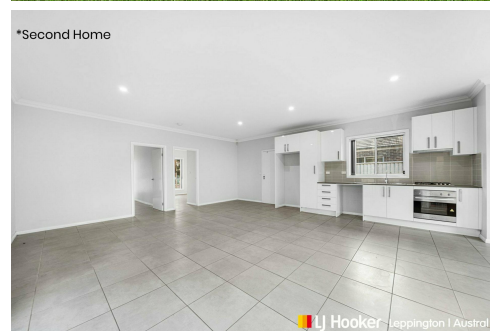
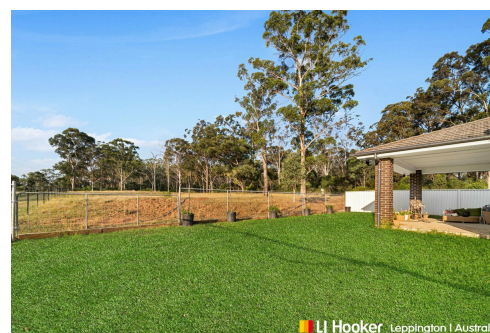
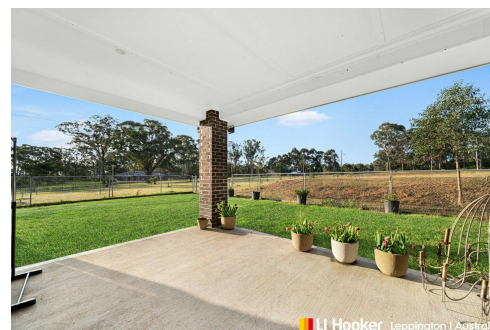
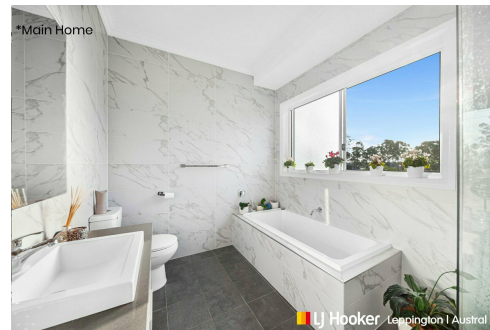
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## 142 & 142A Fox Valley Road, Denham Court 2565

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.