



21 Brooks Road, Denham Court

Dual Occupancy - Suit Multiple Families

Escape the pace of city life and embrace space, privacy, and lifestyle on this stunning 2.5 acre retreat.

Perfectly positioned in a peaceful semi-rural setting, this unique property offers the serenity of country living while remaining conveniently close to major amenities and transport links.

This 59sq family home is well loved holding immense character. Set against a backdrop of established greenery, the property welcomes you with an inviting inground saltwater swimming pool capturing tranquil outlooks across the grounds.

The main residence boasts:

- Gourmet kitchen with caesarstone benchtops & stainless-steel appliances
- Formal dining with expansive living area featuring raked ceilings & fireplace
- Spacious master bedroom with private full-sized ensuite
- Generously sized bedrooms with built-ins
- Stylish main bathroom, beautifully tiled from floor to ceiling
- Detached triple garage with plenty of internal storage

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.

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FOR SALE
\$3,650,000

VIEW

Sat 20th Jun @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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 **LJ Hooker**

2nd residence features (Granny Flat)

- Large bedroom with ensuite & built-in robe
- Seamless flow between kitchen & lounge area
- Private courtyard

Studio retreat features:

- 2 spacious rooms upstairs with a well-appointed bathroom
- Laundry with ample storage & powder room downstairs
- Large open plan entertaining area/ rumpus room with wet bar

Centrally located to Ed Square Shopping Centre, Edmondson Park Station, Willowdale Shopping Centre, Denham Court Public School, Home Co Leppington Shopping Centre & Leppington Station.

This is an unmissable chance to own a versatile estate just minutes from major amenities.

Call now to book your private inspection!

• 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 | 125PHCV |
| Property Type | AcreageSemi-rural |
| Land Area | 2.5 acre |
| Including | Ensuite Study Air Conditioning Toilets (4) Pool Fire Place Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage |

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Charles Cilia 0420 497 288

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STUDIO RETREAT



STUDIO RETREAT FIRST FLOOR



MAIN RESIDENCE



GRANNY FLAT

ALFRESCO
5.7 X 4.8M

21 Brooks Road, Denham Court

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