



## Denham Court, 39 Needlebush Avenue

### Stroll to Amenities!

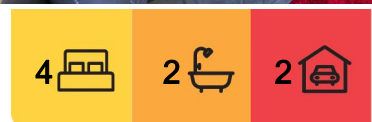
Creating the ideal blend of comfort and functionality, this well maintained home is positioned in the vibrant Willowdale Estate only moments to all amenities.

Offering light filled living spaces and positioned on a 353.4 sqm parcel, featuring:

- Stylish kitchen with central island, 900mm gas appliances and generous walk-in pantry
- Well-appointed bedrooms, with built-in robes
- Master with ensuite and walk-in robe
- Open plan lounge and dining area
- Bathroom with stone top vanity and wall niche
- Tiled alfresco overlooking low maintenance backyard
- Corner location with side access
- Ducted air conditioning, high ceilings and ample storage
- Currently tenanted, generating an income from day one



**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**  
Please Call

**View**  
[ljhooker.com.au/1124HCV](http://ljhooker.com.au/1124HCV)

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

Ideal for first home buyers and savvy investors, this property offers the convenience of living only 2 minutes from Denham Court Public School & Willowdale Shopping Centre and is within walking distance to a variety of parks and playgrounds.

Don't miss this opportunity to purchase a property in a welcoming and dynamic neighbourhood. Act now!

Please note: Inspections via open homes or appointments are to pre-registered buyers 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 About this Property

<b>Property ID</b>	1124HCV
<b>Property Type</b>	House
<b>Land Area</b>	353.4 m <sup>2</sup>
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes Remote Garage

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## 39 Needlebush Ave, Denham Court NSW 2565



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