

91 Sawsedge Avenue, Denham Court

Bespoke Design, Exceptional Living

Owner-built and custom-designed with family living at its heart, this exceptional two-storey residence combines generous proportions, quality finishes and an abundance of natural light to create a home that feels warm, inviting and immediately livable.

From the moment you step inside, the soaring ceilings, oversized windows and beautiful hybrid flooring set the tone. There is a genuine sense of space throughout, with every room thoughtfully designed to give the family somewhere to come together; and somewhere to escape when they need it.

At the heart of the home is the expansive open-plan kitchen, living and dining area. The kitchen itself makes an immediate statement, combining marble benchtops with a stunning American Oak island bench, an abundance of cabinetry and storage, walk-in pantry and quality SMEG appliances, including a 900mm oven and gas cooking. Open the doors and the living space continues outside to the covered alfresco and decking area, complete with an outdoor BBQ and sink; a space made for year-round entertaining.

The separate theatre room provides the perfect retreat, an additional rumpus room gives added space for the family and there's a dedicated study that steps outside to a second alfresco with in-ground firepit.

4 2 2

FOR SALE
Contact Agent

VIEW
Sat 19th Sep @ 10:45AM - 11:15AM

AGENTS
Tanisha McKenzie
0437 154 019
tanisha@ljhunitedgroup.com.au

Michael Montes de Oca
0419 466 639
michael@ljhunitedgroup.com.au

AGENCY
LJ Hooker United Group
1800 486 4833

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Interested parties must rely solely on their own enquiries.

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All four bedrooms have been designed with storage in mind, with three featuring walk-in wardrobes and the fourth offering a built-in robe. The master suite is particularly impressive, featuring an exceptionally large walk-in wardrobe and spacious private ensuite. The main bathroom continues the home's quality finishes with floor-to-ceiling Italian tiles, while a downstairs powder room provides additional convenience for family and guests.

When it comes to location, the convenience here is second to none. Families are positioned close to Denham Court Public School, while Willowdale Shopping Centre, Willowdale Park and Needlebush Avenue Playground are all nearby. Leppington Anglican College is also close by, with Leppington Train Station approximately 4 km away and easy access to the M5 and M7 connecting you throughout Sydney.

Disclaimer:

- Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	15GJ1T
Property Type	House
Land Area	485.2 m2

Tanisha McKenzie 0437 154 019

Sales Executive | tanisha@ljhuntedgroup.com.au

Michael Montes de Oca 0419 466 639

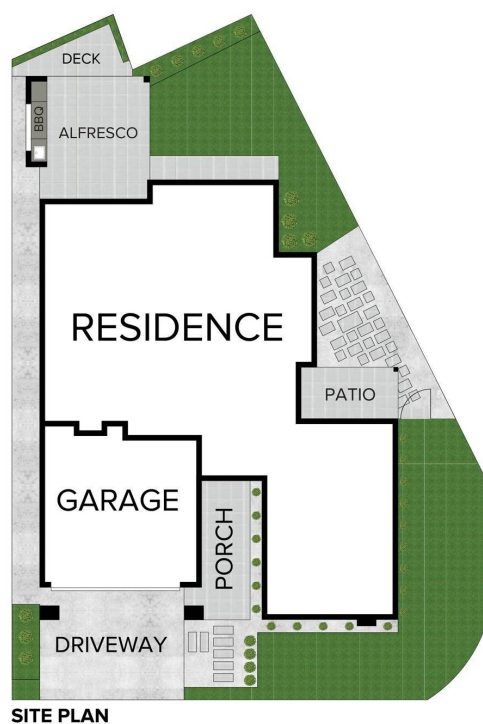
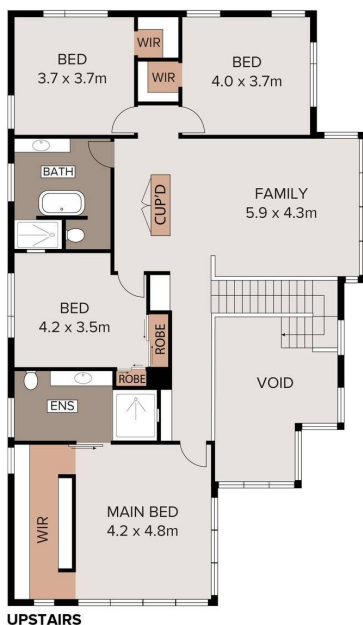
Principal | michael@ljhuntedgroup.com.au

LJ Hooker United Group 1800 486 4833

41 Wentworth Road, BRINGELLY NSW 2556

unitedgroup.ljhooker.com.au | reception@ljhuntedgroup.com.au





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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by: Flex Media

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