






23 Leyton Street, Grange

5  3  2 

## FAMILY ENTERTAINER - 577SQM BLOCK !

Positioned within one of Grange's most tightly held cul-de-sac streets and backing directly onto the Grange Forest Reserve, this impressive five bedroom family residence has now been successfully sold off-market to a qualified buyer for \$3,130,000.

Offering a rare combination of privacy, scale, and lifestyle appeal, the home featured a striking entry sequence with a step-down foyer creating palatial ceiling height through the study and guest suite, while the central living and kitchen zone flowed seamlessly to a covered alfresco finished in silver travertine overlooking the in-ground pool and landscaped rear yard.

Opportunities of this calibre within Grange rarely become available, with strong demand from our off-market buyer network continuing to deliver outstanding results for both buyers and sellers.

### FEATURES:

- Five bedroom, three bathroom family residence.
- Positioned within one of Grange's most tightly held cul-de-sac streets.
- Step-down entry foyer creating palatial ceiling height through study

**FOR SALE**  
OPEN TO OFFERS

**VIEW**  
By Appointment

**AGENTS**  
Dean Hamilton  
0400 799 447  
dean.hamilton@ljhooker.com.au

**AGENCY**  
LJ Hooker Stafford  
(07) 3357 1888

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- and guest suite.
- Expansive open-plan living and dining connecting to outdoor entertaining.
  - Designer kitchen with oversized stone island bench and quality appliances.
  - Spacious primary with stunning ensuite and WIR.
  - Covered alfresco entertaining area finished in silver travertine.
  - In-ground swimming pool positioned alongside alfresco zone.
  - Landscaped rear yard with strong privacy from reserve backdrop.
  - Flexible layout suited to large families or multi-generational living.
  - Secure double car accommodation.
  - Sold off-market to a buyer from our active client database.

For more information about similar opportunities or to discuss accessing our off-market client base, please contact Dean Hamilton directly.

## **MORE DETAILS**

Property ID	1EX3F4N
Property Type	House
Land Area	577 m2

### **Dean Hamilton 0400 799 447**

Independent Contractor - Dean H Pty Ltd |  
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### **LJ Hooker Stafford (07) 3357 1888**

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