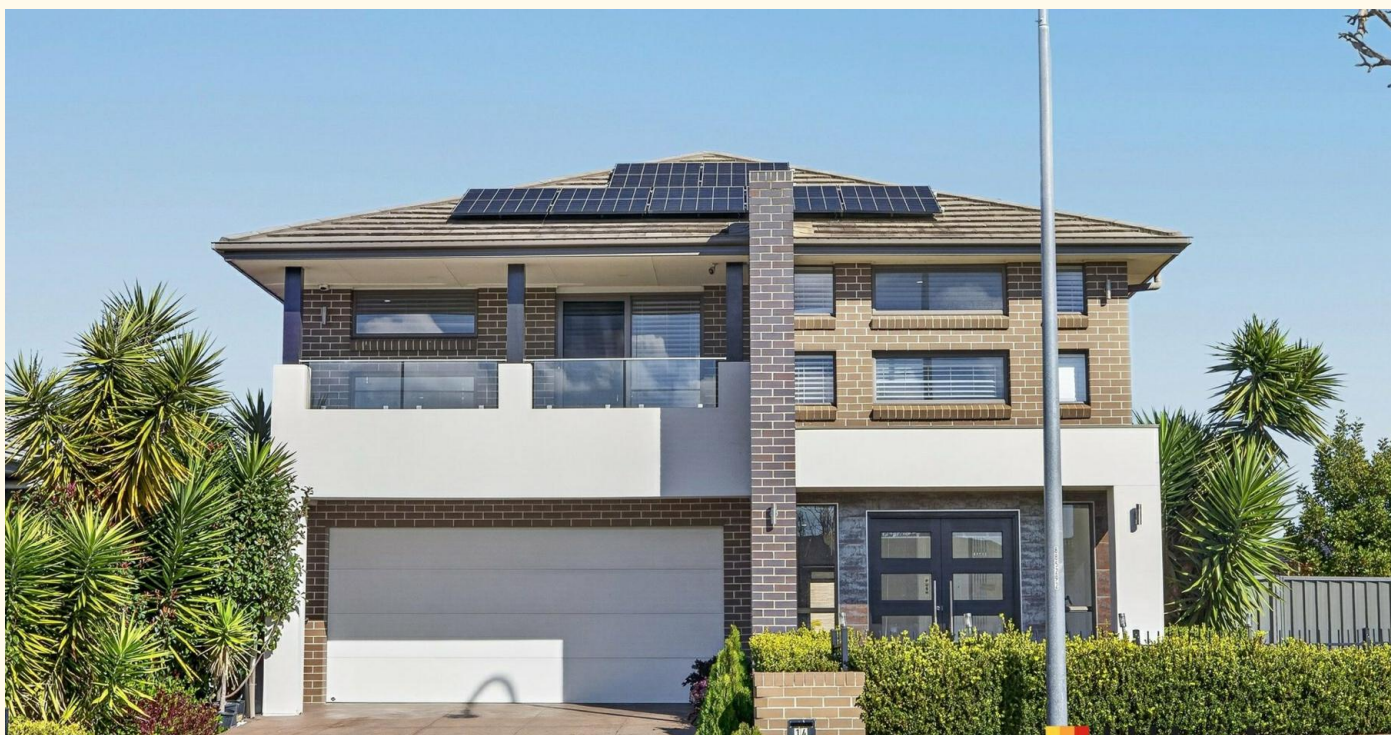




14 Village Circuit, Gregory Hills

Luxurious Family Living with Contemporary Style and Exceptional Entertaining

Showcasing sophisticated design, premium finishes and an abundance of natural light, this stunning ex-display home offers the perfect balance of luxury, comfort and functionality. Positioned on a generous 565 sq. m* block in with a family-friendly floorplan, this exceptional residence has been thoughtfully designed for effortless modern living with the added benefit of granny flat potential[^]. At the heart of the home is a beautifully appointed gourmet kitchen featuring stone benchtops, quality gas appliances and a convenient servery window that seamlessly connects to the expansive outdoor entertaining deck. The spacious open-plan kitchen, living and dining area is complemented by multiple lounge and family zones across both levels, providing ample room for growing families to relax and unwind.

Accommodation comprises generously sized bedrooms, each complete with built-in wardrobes, while the luxurious master suite offers a private balcony and stylish ensuite. An additional upstairs living area provides a versatile space; ideal as a children's retreat or second lounge.

Outside, the fully fenced front yard enhances both privacy and street

5 3 2

FOR SALE
\$1,450,000 to \$1,490,000

VIEW
Sat 3rd Oct @ 12:00PM - 12:30PM

AGENTS
Mark Masini
0411 371 918
mark@ljhunitedgroup.com.au

Eddie Youssef
0401 097 415
eddie@ljhunitedgroup.com.au

AGENCY
LJ Hooker United Group
1800 486 4833

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.

LJ Hooker

appeal, while the oversized entertaining deck extends the living space outdoors for year-round enjoyment and overlooks the grassed backyard.

Complete with ducted air conditioning and high-end finishes throughout, this home is conveniently located in the heart of booming Gregory Hills, you'll be just moments from Gregory Hills Shopping Centre, quality schools, local parks, cafés, public transport and easy access to Camden Valley Way and the M5/M7 motorway network.

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	149J1T
Property Type	House
Land Area	565 m2

Mark Masini 0411 371 918

Sales Executive | mark@ljhunitedgroup.com.au

Eddie Youssef 0401 097 415

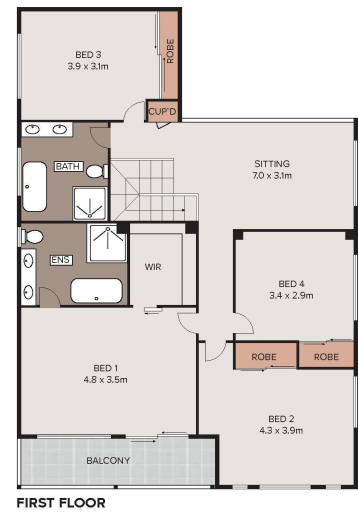
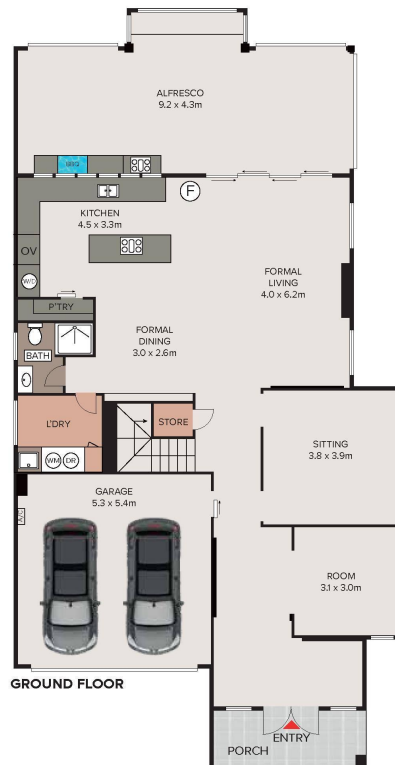
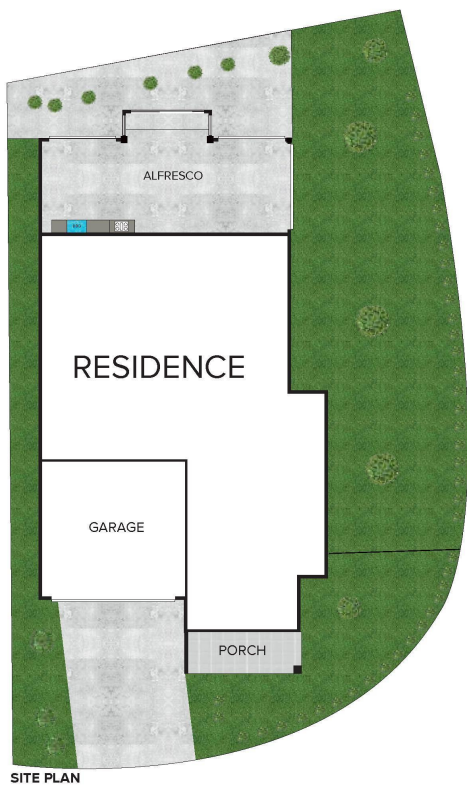
Sales Assistant | eddie@ljhunitedgroup.com.au

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14 Village Cct, Gregory Hills

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**