






2 Seville Way, Gregory Hills

## Brand New Home with Beautiful Views!

Experience contemporary comfort and thoughtful design in this stunning new home, perfectly suited for families seeking space, style, and convenience. Finished with quality fixtures and fittings throughout, this residence offers an inviting atmosphere and practical layout for everyday living.

### Features You'll Love:

- Four spacious bedrooms including a master with walk-in robe and ensuite. The additional bedrooms feature built-in mirrored wardrobes for ample storage.
- Three beautifully appointed bathrooms with elegant floor-to-ceiling tiles and stone benchtops, highlighted by a freestanding bathtub in the main bathroom
- Stylish gourmet kitchen featuring stainless steel appliances, soft-close cabinetry and large walk-in pantry
- Formal lounge room and generous family and dining area off the kitchen
- Covered alfresco area overlooking a low-maintenance backyard, perfect for relaxing or hosting
- Comfort and convenience are assured with ducted air-conditioning, downlights, security alarm, intercom system and high

4  3  2 

### FOR SALE

Please Call

### AGENTS

Melanie Brenner

9606 4311

[mbrenner.leppington@ljhooker.com.au](mailto:mbrenner.leppington@ljhooker.com.au)

Samuel Moscabenny

[smoscabenny.leppington@ljhooker.com.au](mailto:smoscabenny.leppington@ljhooker.com.au)

### AGENCY

LJ Hooker Leppington | Austral

(02) 9606 4311

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.



ceilings throughout

Set within the thriving community of Gregory Hills, you'll be just minutes from Gregory Hills Town Centre, reputable schools including Gregory Hills Public and St Gregory's College, medical services, and a variety of cafes and restaurants. This neighbourhood offers a strong sense of community alongside growing infrastructure, making it an ideal place to call home.

Take the next step &mdash; secure this exceptional home today!

- Some images in this advertisement have been virtually furnished and are for illustrative purposes 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                    11USHCV  
Property Type                House

### Melanie Brenner 9606 4311

Licensed Sales Agent | [mbrenner.leppington@ljhooker.com.au](mailto:mbrenner.leppington@ljhooker.com.au)

### Samuel Moscabenny

Licensed Sales Agent | [smoscabenny.leppington@ljhooker.com.au](mailto:smoscabenny.leppington@ljhooker.com.au)

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

Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179  
[leppington.ljhooker.com.au](http://leppington.ljhooker.com.au) | [leppington@ljhooker.com.au](mailto:leppington@ljhooker.com.au)





## 2 Seville Way, Gregory Hills 2557

Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.