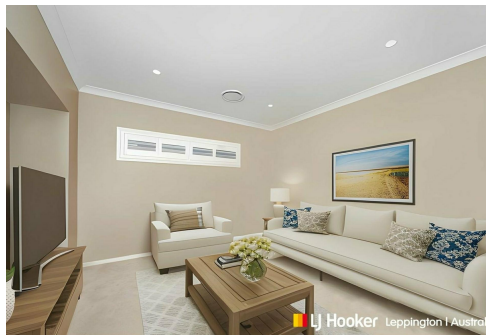
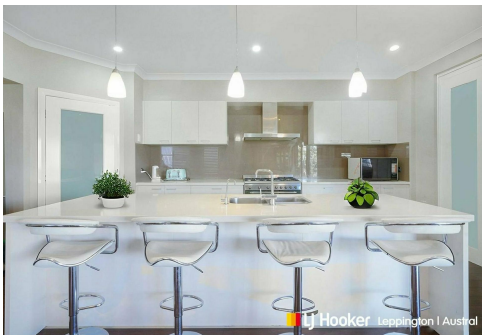




**LJ Hooker** Leppington | Austral



## Gregory Hills, 40 Donovan Boulevard

Auction This Saturday!

Owners Committed

As life steers owners to differing directions, they are motivated to sell.

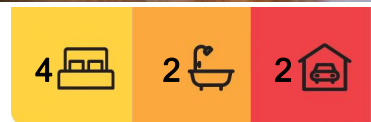
Constructed to the highest standard, this McDonald Jones built family home, offers a large functional floorplan.

Positioned on a 569sqm block, offering more than meets the eye this property features:

- Spacious bedrooms all with built-in wardrobes & executive master bedroom fit with ensuite
- Separate media room, open plan living and dining area
- Modern kitchen with gas cooking, walk-in pantry and 900mm appliances



**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**  
Auction

**View**  
[ljhooker.com.au/10YPHCV](http://ljhooker.com.au/10YPHCV)

**Contact**  
**Chelsea Mifsud**  
0429 628 005  
[cmifsud.leppington@ljhooker.com.au](mailto:cmifsud.leppington@ljhooker.com.au)

**Melanie Brenner**  
0402 365 692  
[mbrenner.leppington@ljhooker.com.au](mailto:mbrenner.leppington@ljhooker.com.au)

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

- Expansive double sized alfresco area overlooking generously sized backyard
- Additional features include, separate study, solar panels, ducted air-conditioning, plantation shutters throughout, high ceilings, bamboo flooring, downlights throughout and built with steel frame

Just minutes away to Gregory Hills Town Centre, schools, restaurants, Narellan Town Centre and the newly constructed The George Centre Private Hospital.

Offering everything you need and more, if you are in the market for a high-quality family home or investment look no further.

Contact us today to arrange an inspection and see for yourself what makes this house a home.

This property is to be Sold at Auction if not prior.

Date: Saturday 11th of November, 2023

Time: 11:00am

Venue: On Site

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.



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## More About this Property

<b>Property ID</b>	10YPHCV
<b>Property Type</b>	House
<b>Land Area</b>	569 m <sup>2</sup>
<b>Including</b>	Ensuite Study Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels carpet & bamboo flooring lounge room family & dining room caesar stone

### Chelsea Mifsud

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

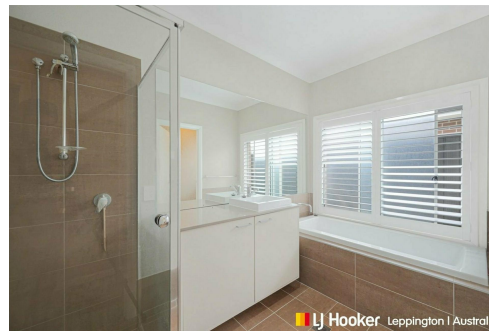
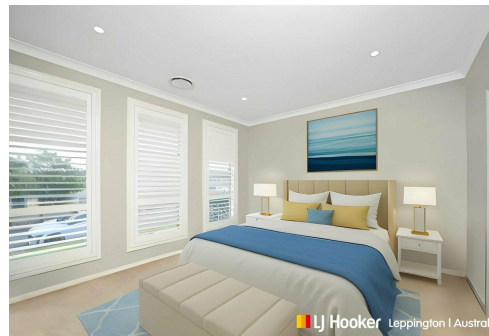
### Melanie Brenner

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

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

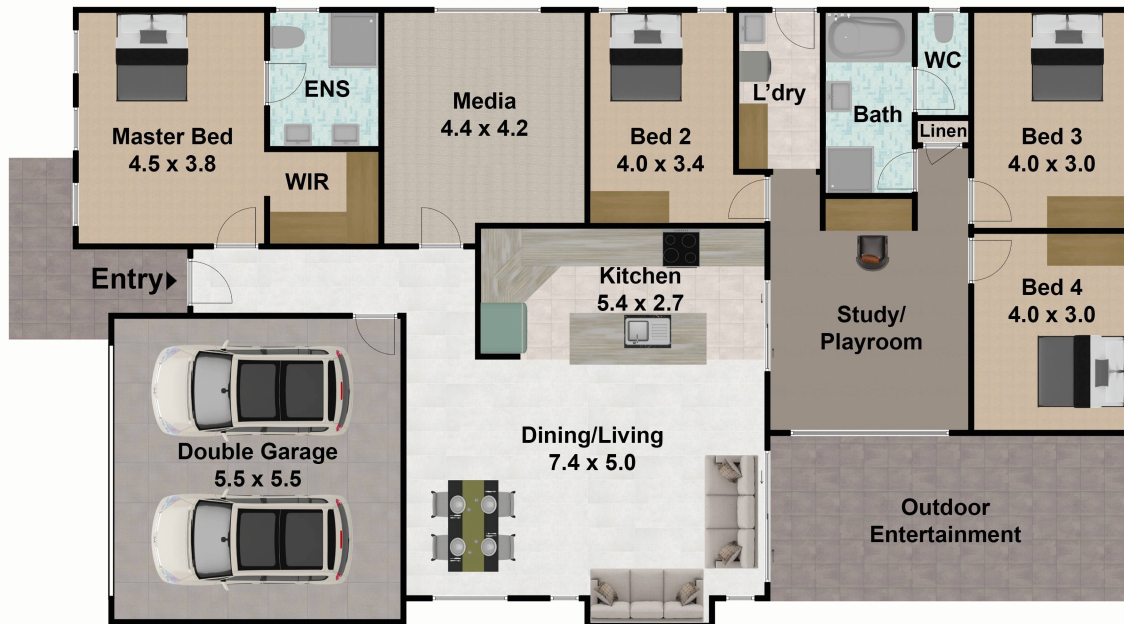
1393 Camden Valley Way, LEPPINGTON NSW 2179

[leppington.ljhooker.com.au](http://leppington.ljhooker.com.au) | [leppington@ljhooker.com.au](mailto:leppington@ljhooker.com.au)



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## 40 Donovan Boulevard, Gregory Hills NSW 2557

DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENT.  
All dimensions are approximate. Actual dimensions may vary. Floor plan prepared by uploadit.com.au 0401957996