



47 Water Gum Road, Gregory Hills

## Modern Family Living in the Heart of Gregory Hills

This beautifully designed four-bedroom, three-bathroom home presents the perfect blend of comfort, style, and convenience. Located in one of Gregory Hills' most sought-after pockets, it delivers a lifestyle of quality and ease &mdash; ideal for growing families, professionals, or savvy investors.

### Property Features

- + 4 Spacious Bedrooms &mdash; All fitted with built-in wardrobes, master with ensuite and walk-in robe.
- + 3 Modern Bathrooms &mdash; Stylishly appointed with floor-to-ceiling tiles, quality fittings, and sleek finishes.
- + Contemporary Kitchen &mdash; Featuring stone benchtops, stainless steel appliances, ample cabinetry, and breakfast bar.
- + Open-Plan Living & Dining &mdash; Seamless flow between living areas for effortless entertaining and family comfort.
- + Outdoor Entertaining Area &mdash; Covered alfresco space overlooking a low-maintenance yard, ideal for BBQs and family gatherings.
- + Single Lock-Up Garage &mdash; With internal access for security and convenience.
- + Ducted Air Conditioning & Downlights &mdash; Ensuring year-round

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

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comfort and modern ambience throughout.

#### Location Highlights

- Gregory Hills Town Centre &dash; Only minutes away with cafes, restaurants, Woolworths, and specialty stores.
- Education & Childcare &dash; Close to St Gregory's College, Gregory Hills Public School, and quality early learning centres.
- Transport Connectivity &dash; Easy access to Camden Valley Way, M5, M7, and nearby Leppington & Campbelltown train stations.
- Lifestyle Amenities &dash; Surrounded by parks, walking tracks, and community playgrounds, promoting an active family lifestyle.

#### Why You'll Love It

- \* This residence captures the essence of modern suburban living &dash; combining elegant design with functional spaces in a peaceful, family-oriented community. Whether you're looking for your next home or a smart investment in a high-growth suburb, 47 Water Gum Road is the opportunity you've been waiting for.

#### MORE DETAILS

Property ID                    BU6HUA  
Property Type                House

#### Sayed Rahman 0430 108 830

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