







68B Water Gum Road, Gregory Hills

# A Fresh, Modern Home with Room for the Family

A modern neutral palette and generous natural light give this Gregory Hills home a welcoming feel from the moment you step inside.
Newly built with the modern family in mind, this home boasts an open-plan kitchen, dining and living area is made for everyday meals and time together, with a breakfast bar and well-sized walk-in pantry. A separate family room at the front offers another place to relax, while upstairs, a kids' activity room creates space for play, study or quiet time.
All four bedrooms are located on the upper level and include built-in robes, while the main bedroom features a walk-in robe and ensuite. With the main bathroom also located upstairs, there is a downstairs powder room for added convenience. Ducted air conditioning throughout and a single garage complete the package.
Set in a highly sought-after Gregory Hills location, the home is close to local shops, schools, parks and everything your family need.

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

4 2 1

**FOR SALE**
$1,100,000 to $1,150,000

**VIEW**
Sat 21st Nov @ 1:30PM - 2:00PM

**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.

presenting this information, prospective purchasers should confirm details independently.

## MORE DETAILS

| | |
|---|---|
| Property ID | 17PJ1T |
| Property Type | House |

**Mark Masini 0411 371 918**
Sales Executive | mark@ljhunitedgroup.com.au
**Eddie Youssef 0401 097 415**
Sales Assistant | eddie@ljhunitedgroup.com.au

**LJ Hooker United Group 1800 486 4833**
41 Wentworth Road, BRINGELLY NSW 2556
unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au
















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.




68B Water Gum Rd, 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**

LJ Hooker
United Group

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