





 LJ Hooker Leppington | Austral



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

13 Tooma Place, Heckenberg

## Occupy, Invest or Develop (S.T.C.A)

Welcome to a home that delivers the perfect combination of space, comfort, and future potential in one of Heckenberg's most convenient pockets. Positioned on an impressive 650sqm block, this beautifully presented residence offers an outstanding opportunity for growing families, first-home buyers, savvy investors, or to create additional space with granny flat potential (S.T.C.A). From the moment you arrive, you'll appreciate the wide frontage, spacious layout, and welcoming family atmosphere this property delivers.

Highlights you'll adore:

- Renovated kitchen featuring sleek 40mm stone benchtops with ample bench space and storage, 900mm stainless steel Smeg appliances
- 4 spacious bedrooms, each with built-in wardrobes
- Luxurious bathroom with floor to ceiling tiles, heated towel rack, and quality finishes
- Light-filled living and dining area with skylights throughout
- Expansive sunroom, ideal for family and friend entertaining
- Second living area or designated study zone
- Discover your very own resort-style retreat, featuring a stunning jet spa, established and manicured gardens, covered pergola area

4  1  2 

**FOR SALE**

Property Showcase

**VIEW**

Sat 13th Jun @ 11:30AM - 12:00PM

**AGENTS**

Samuel Moscabenny

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Chelsea Mifsud

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**AGENCY**

LJ Hooker Leppington | Austral

(02) 9606 4311

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complete with a mounted TV, outdoor dining setting, and plenty of room to host weekend BBQs.

- Other features that enhance liveability include secure front gate, security shutters and cameras, alarm system, ceiling fan, aircons, multiple garden sheds, extra toilet, and storage in laundry.

Conveniently positioned, this home is just moments to local schools, parks, shopping centres, hospital, and public transport, with easy access to the M7 and M5 motorways, this property combines space, comfort, and convenience in one appealing package.

Properties with this much land, flexibility, and potential are becoming increasingly hard to find. Secure an impeccable home in a thriving location before someone else does. Call today to avoid disappointment.

- Some images in this advertisement have been virtually furnished and are for illustrative purposes only. All areas and dimensions are approximates only.

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## MORE DETAILS

Property ID	12B8HCV
Property Type	House
Including	Pool Spa Dishwasher Built-in-Robes

### Samuel Moscabenny 0448 649 817

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### Chelsea Mifsud 0429 628 005

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

Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179

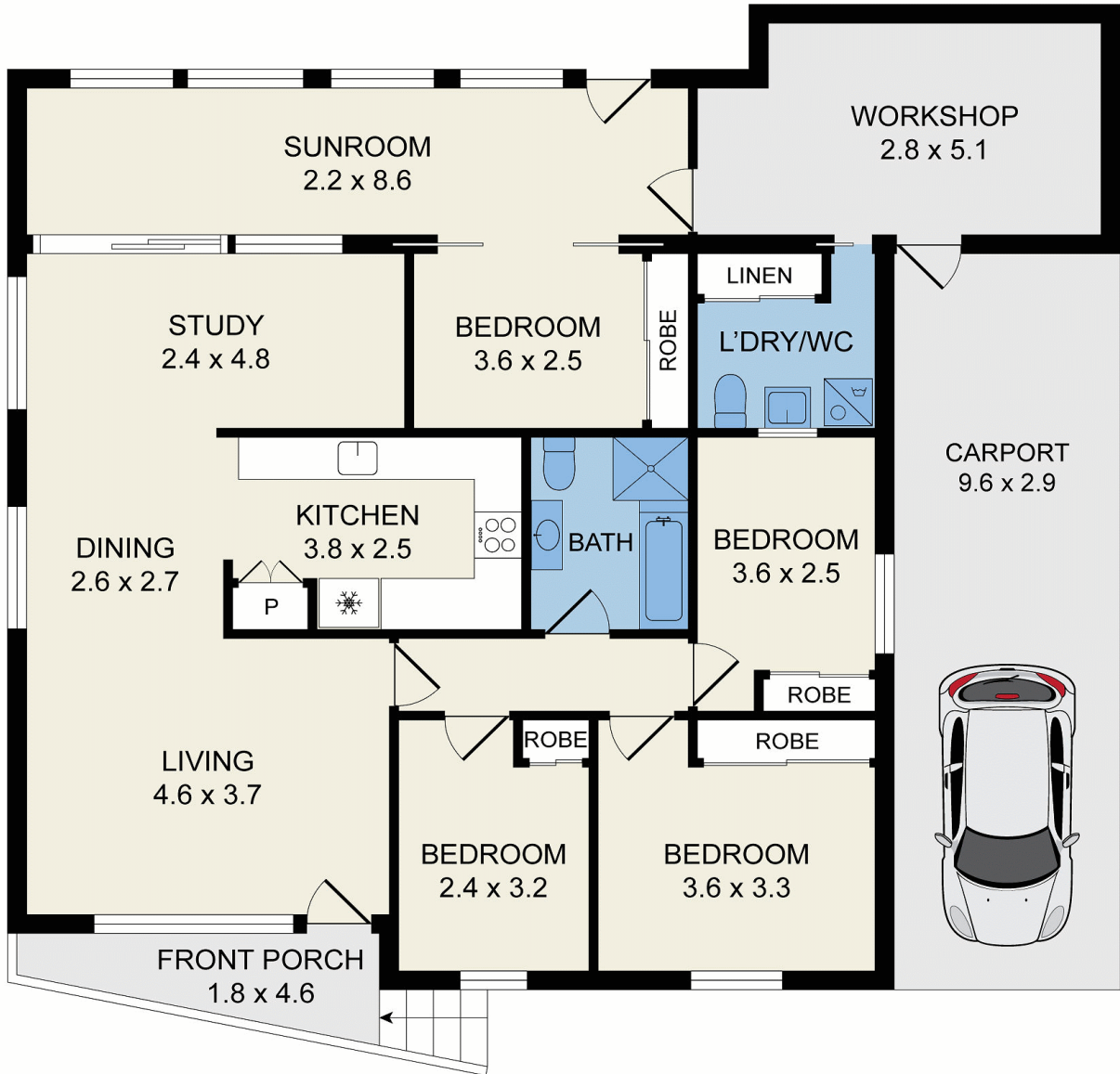
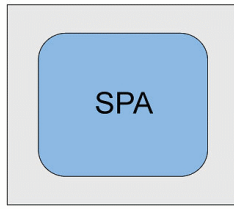
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SHED  
0.8 x 2.3

SHED  
0.8 x 2.0

GAZEBO  
3.1 x 3.4



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