

Bradfield CBD



50 Braikfield Avenue, Kemp's Creek

10 🏠 6 🚗 16 🚗

Two Substantial Residences on Almost 5 Acres* | Prime Kemp's Creek Location

FOR SALE

\$5,850,000 to \$6,250,000

VIEW

By Appointment

AGENTS

Justin Gearside

0427 194 578

justin@ljhunedgroup.com.au

Edwin Borg

0418 236 274

ed@ljhunedgroup.com.au

AGENCY

LJ Hooker United Group

1800 486 4833

LJ Hooker United Group presents to the market this outstanding 2-hectare* (4.94 acre*) property in the heart of Kemp's Creek, offering two large family homes, two sheds and a lifestyle opportunity rarely available in this sought-after location. Perfect for intergenerational living or leasing one residence for additional income, the versatility here is second to none.

The first residence offers five bedrooms all with built-in robes, while the master bedroom boasts a walk-in robe and ensuite. The inviting open-plan design is perfect for large families with a spacious kitchen featuring stone benchtops, a casual meals and living zone with combustion fireplace and an additional formal lounge and dining area too. There is seamless access to a covered outdoor entertaining area to be enjoyed also. The main bathroom includes dual vanities and a corner spa and the double garage includes an additional bathroom within.

The second residence is equally impressive, featuring a central kitchen with island bench, wall-mounted oven, and dishwasher. Generous living and entertaining options include a large games room/living room with bar, a separate lounge with fireplace and a

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.



covered outdoor entertaining area. Accommodation includes five well-proportioned bedrooms with built-ins, a master suite with walk-in robe through to the ensuite bathroom. Additionally, there is a main bathroom and an extra bathroom within the garage too.

Two sheds measuring 21 x 9 m* and 9 x 5 m* offer ample storage for vehicles, machinery and the like, with 3-phase power and generous clearance heights.

Located with easy access to the M7 Motorway and within easy reach of the new Western Sydney International Airport at Badgerys Creek, this property is perfectly positioned to take advantage of one of Australia's most dynamic growth regions. With space, flexibility and future potential, it represents an incredible lifestyle and investment opportunity in Kemps Creek.

Key features:

Two large family homes.

Both homes include ducted air conditioning.

Both homes with great linen storage.

Town water.

Easy access to M7 Motorway.

Two sheds.

- 3 phase power.

Liverpool Council.

9.5 km* to Western Sydney International Airport.

- Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	N9J1T
Property Type	AcreageSemi-rural
Land Area	19991.5 m2

Justin Gearside 0427 194 578

Sales Assistant | justin@ljhunitedgroup.com.au

Edwin Borg 0418 236 274

Sales Executive | ed@ljhunitedgroup.com.au

LJ Hooker United Group 1800 486 4833

41 Wentworth Road, BRINGELLY NSW 2556

unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au





50 Braikfield Avenue, Kemp's Creek

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.