



11 Shells Circuit, Leppington

Modern Family Living at Its Finest

Welcome to a home where comfort, style and everyday convenience come together to create the perfect setting for modern family living.

Nestled in the thriving and family-friendly community of Emerald Hills, this beautifully presented residence offers generous proportions, contemporary finishes and versatile spaces designed to grow with your family.

Features you'll adore:

- Gourmet kitchen designed to bring family and friends together, showcasing dual 600mm Smeg ovens, 900mm stainless steel appliances and 40mm waterfall stone benchtops
- Open plan dining with 2 separate spacious living areas filled with natural light
- Designated theatre room or potential 5th bedroom, perfect for movie nights
- Grand master bedroom with private ensuite featuring dual basins and stone benchtops, enjoy an expansive walk-in robe
- Generously sized bedrooms with walk-in and built in wardrobes
- Stylish main bathroom tiled floor to ceiling with stone benchtops and separate toilet

4 2 2

FOR SALE

Property Showcase

VIEW

Sat 8th Aug @ 1:30PM - 2:00PM

AGENTS

Samuel Moscabenny

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AGENCY

LJ Hooker Leppington | Austral

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Spacious alfresco area overlooking low maintenance backyard

This home truly has it all as it's only minutes to Leppington Train Station, Leppington & Denham Court Public Schools, Leppington & Willowdale shopping village. Plus, an abundance of local parks and major road links, everything you need is right at your doorstep.

Whether you're purchasing to upgrade for more space or investing in a high-growth suburb, this is a property that truly deserves your attention.

Call today to secure a quality home before someone else does.

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MORE DETAILS

Property ID	12KAHCV
Property Type	House
Land Area	450 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Water Tank
	Carpeted

Samuel Moscabenny 0448 649 817

Licensed Sales Agent | smoscabenny.leppington@ljhooker.com.au

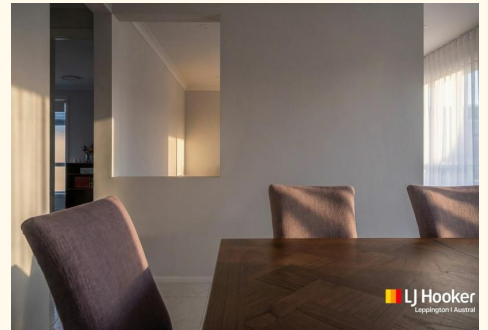
Dejan Gajic 0404 225 083

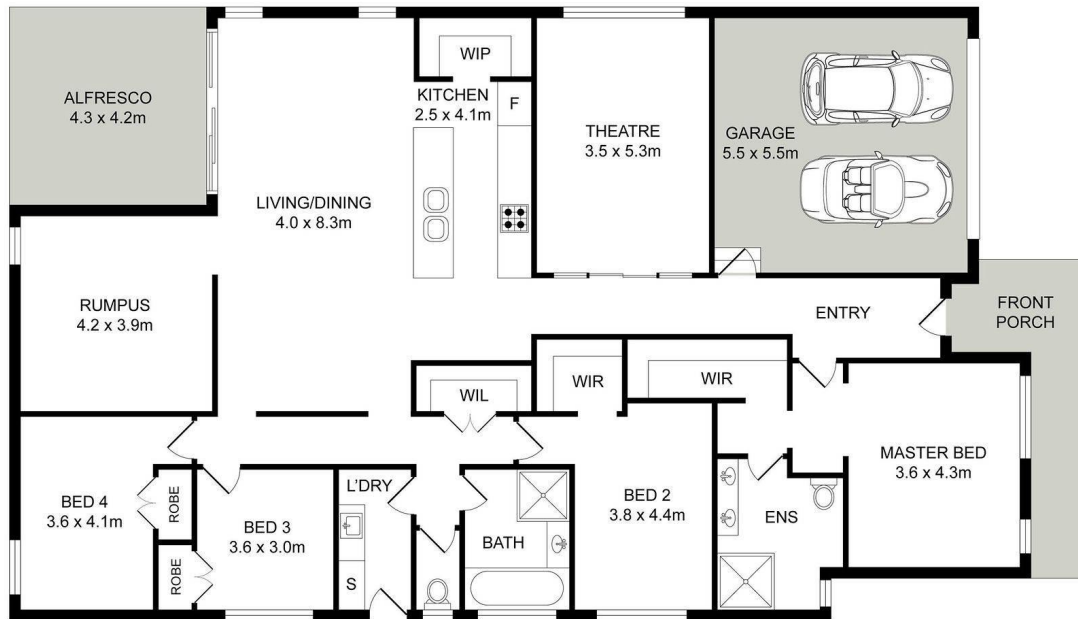
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