



24 Rosebuds Circuit, Leppington

## Perfect to Nest or Smart to Invest

Perfectly blending modern comfort with low-maintenance living, this spacious residence presents an outstanding opportunity for investors or families seeking a thoughtfully designed home in a peaceful yet convenient setting. Located just moments from local amenities, it offers a welcoming layout that seamlessly combines functionality, value, and style.

Thoughtfully crafted for everyday enjoyment, this home features:

- Open plan kitchen, living and dining area, kitchen with 40mm stone bench tops, 900mm stainless steel appliances and a butlers pantry
- Master bedroom with ensuite and good-sized walk-in robe
- Main bathroom tiled floor to ceiling, with free standing bathtub, floating vanity, wall niche and heated flooring
- Low maintenance yard with alfresco and dual sliding door access
- Additional features include, ducted air conditioning, downlights, 2.6m ceiling heights, electric holland blinds, alarm system and solar panels plus storage battery.
- Currently rented for \$720 per week, generating income from day one

Delivering lifestyle ease and exceptional convenience, you will be

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### FOR SALE

\$1,100,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Leppington | Austral

(02) 9606 4311

positioned less than 5 minutes from Willowdale Shopping Centre, Leppington Train Station, and Denham Court Public School.

Don't miss this opportunity— call today to arrange your inspection.

**Disclaimer:** The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.

## MORE DETAILS

Property ID	124NHCV
Property Type	House
Land Area	287.2 m <sup>2</sup>
Including	Ensuite Toilets (2) Alarm Built-in-Robes Remote Garage Solar Panels

### Chelsea Mifsud 0429 628 005

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## 24 Rosebuds Circuit, Leppington 2179

Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.