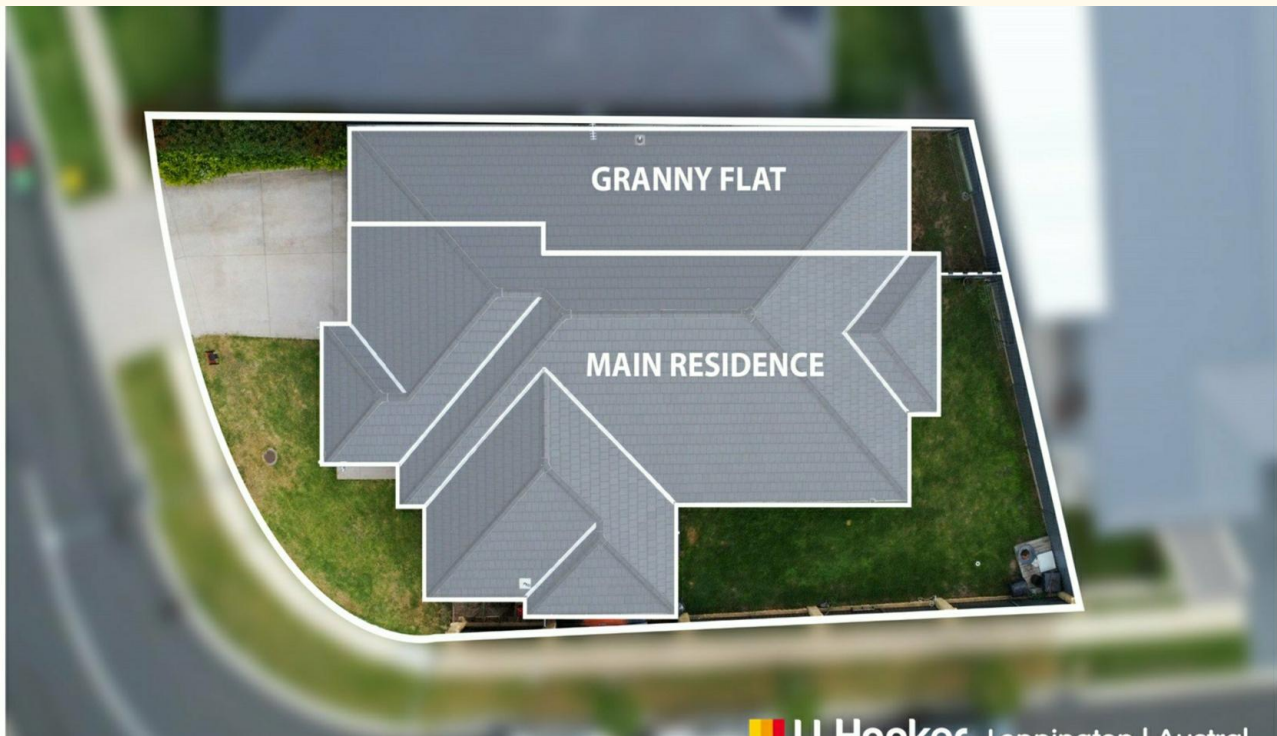


33 Bergin Circuit, Leppington

Dual Living, Dual Income

Step into a versatile, contemporary home situated in the highly sought after community of Emerald Hills. Designed for flexibility, comfort, and strong investment appeal, this modern residence showcases a stylish main home complemented by a fully self-contained granny flat, the perfect solution for extended family living or dual rental income.

Main residence boasts:

- Gourmet kitchen with stone benchtops, 900mm stainless steel appliances and walk-in pantry
- Spacious open plan living and dining area with raked ceilings
- Oversized master bedroom with walk-in wardrobe and private ensuite
- Generously sized bedrooms with built-in robes
- Stylish main bathroom, beautifully tiled from floor to ceiling
- Tiled alfresco with an enormous backyard, perfect for outdoor family and friends' entertainment

Granny flat boasts:

- Modern kitchen flows seamlessly between lounge and dining area
- Contemporary full bathroom
- 2 spacious bedrooms
- Private entrance and backyard

Only minutes away is Emerald Hill Shopping Centre, Leppington

6 3 2

FOR SALE

Property Showcase

VIEW

By Appointment

AGENTS

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AGENCY

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

LJ Hooker

Train Station, local schools, medical centres and a wide selection of restaurants. Plus, an abundance of local parks and major road links, everything you need is right at your doorstep.

Whether you're an investor seeking a potential \$75,000 approx. per year or a large family needing space and independence, this outstanding property delivers it all.

Rarely offered and highly sought after, this one won't last.

Call now to schedule your private inspection

- 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	125XHCV
Property Type	House
Land Area	533 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage

Samuel Moscabenny 0448 649 817

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

Chelsea Mifsud 0429 628 005

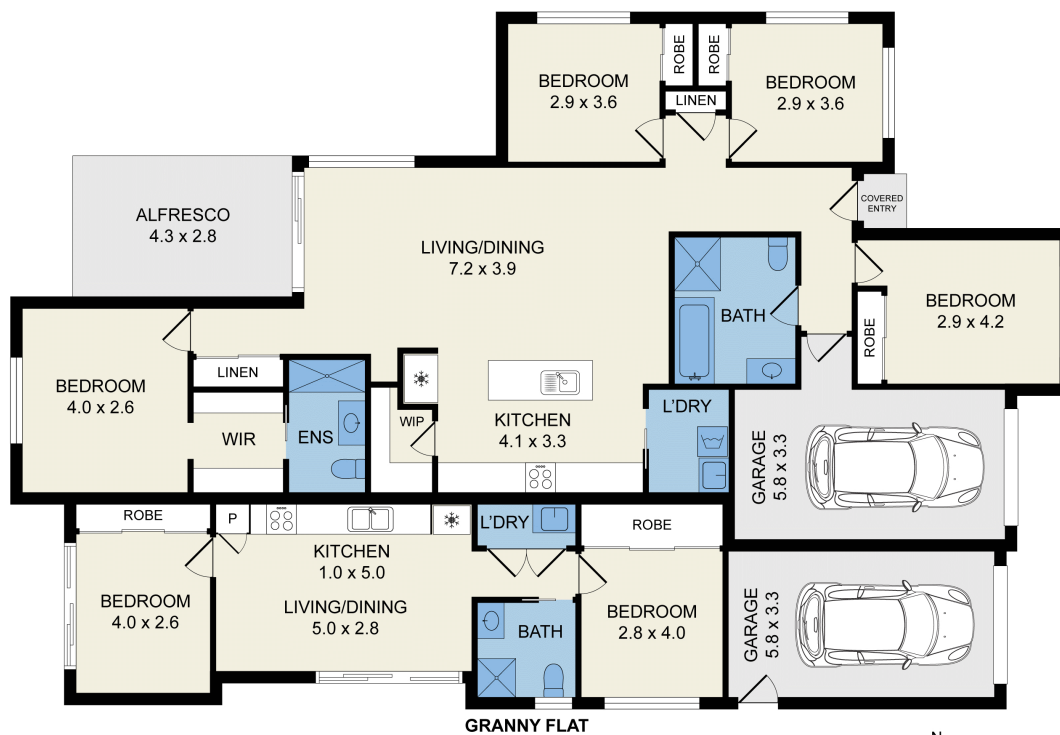
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