

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

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.

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**FOR SALE**

\$1,675,000 - \$1,725,000

**VIEW**

By Appointment

**AGENTS**

Samuel Moscabenny

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Chelsea Mifsud

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**AGENCY**

LJ Hooker Leppington | Austral

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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 wont 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

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### Chelsea Mifsud 0429 628 005

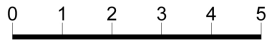
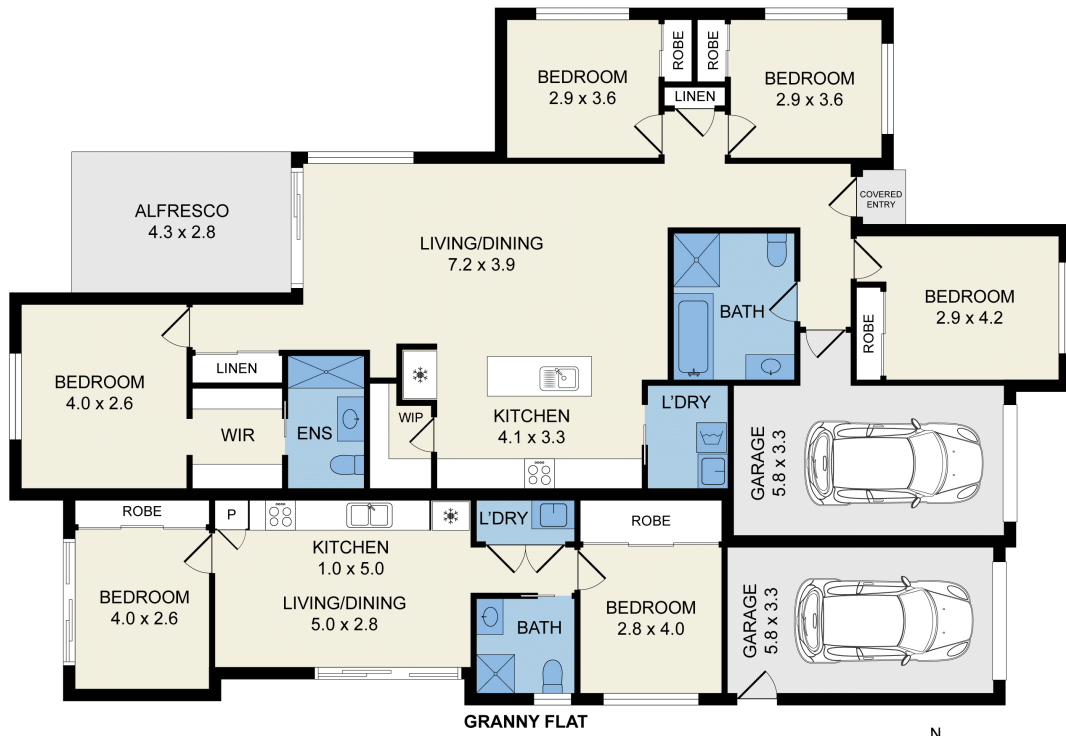
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