

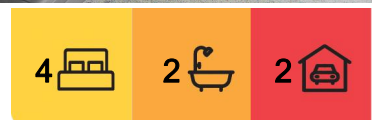
## Leppington, 39 Founders Avenue

### Contemporary Living at it's Finest

This impeccably designed home situated on a 450sqm parcel of land caters to every aspect of modern family living, combining style & functionality all with unparalleled comfort.

This home boasts:

- Grand kitchen featuring 40mm waterfall kitchen island with ample storage, enormous walk-in pantry & 900mm stainless steel appliances
- Master bedroom with fitted out walk-in robe & ensuite
- 4 spacious bedrooms all with built in robes & ceiling fans
- Expansive theatre room, perfect for movie nights with family & friends
- Inviting living areas with built-in study nook
- Main bathroom with stone top vanity, sizeable bathtub, all with high end finishes
- Low maintenance backyard, with timber decking alfresco & BBQ area, creating seamless indoor and outdoor entertaining



**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
**Samuel Moscabenny**  
smoscabenny.leppington@ljhooker.com.au  
**Chelsea Mifsud**  
0429 628 005  
cmifsud.leppington@ljhooker.com.au



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**(02) 9606 4311**



Other features include: downlights, skylights, plantation shutters, electric shutters & demister to alfresco, ducted air-conditioning, fitted storage in garage & multiple CCTV cameras.

Providing comfort and convenience, centrally located less than 5 minutes from Willowdale Shopping Centre, Leppington Village Shopping Centre, Leppington Train Station, Denham Court Public School & Leppington Anglican College.

Don't miss this incredible opportunity - schedule your inspection today!

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 About this Property

Property ID	11Q1HCV
Property Type	House
Land Area	450 m2

### Samuel Moscabenny

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

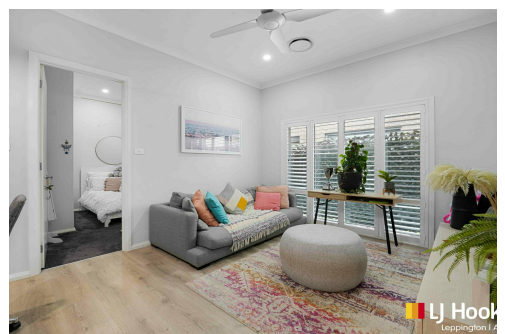
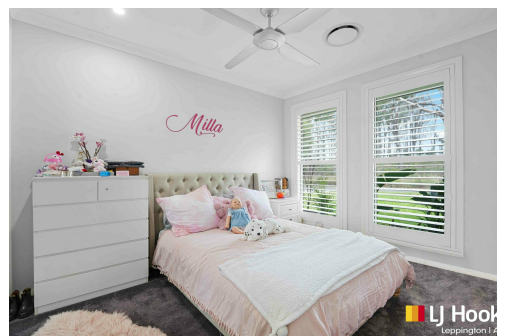
### Chelsea Mifsud 0429 628 005

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

### LJ Hooker Leppington | Austral (02) 9606 4311

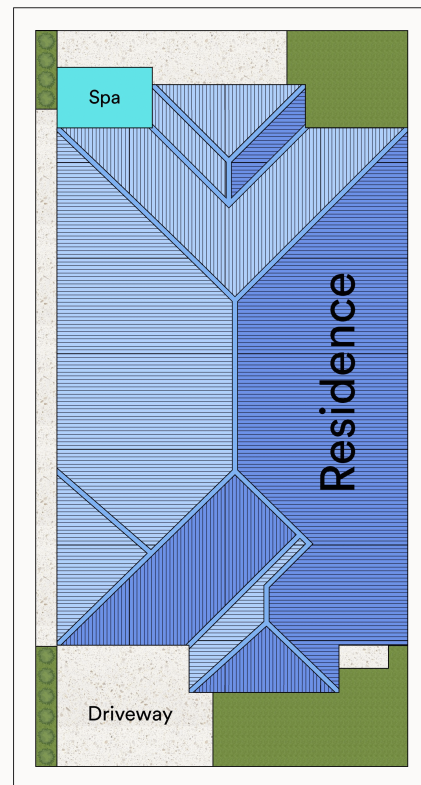
Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179

leppington.ljhooker.com.au | leppington@ljhooker.com.au



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Site Plan

## 39 Founders Avenue Leppington

Disclaimer : This floor plan is used for marketing purposes only and is subject to errors and inaccuracy.  
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