



Leppington, 6 Price Ridge

Discover Your Dream Home in Emerald Hills

Seize this prime opportunity to own a luxurious residence on one of the largest parcels of land in the highly coveted Emerald Hills community, 1440sqm. This architecturally designed masterpiece not only stands out for its exceptional beauty but is also surrounded by four other exquisite homes, creating a neighborhood of elegance and sophistication.

As you step inside, you'll be greeted by expansive living spaces filled with natural light, showcasing high-end finishes and exquisite craftsmanship throughout. The thoughtfully designed layout offers seamless transitions between indoor and outdoor living, perfect for entertaining or enjoying peaceful moments in your private oasis.

Imagine hosting gatherings in your spacious gourmet kitchen, featuring top-of-the-line appliances and sleek cabinetry, or unwinding in your beautifully landscaped yard that provides ample room for outdoor activities and relaxation.

5

2

2

For Sale

Expressions of Interest

View

Sat 10th May @ 11:00AM - 11:30AM

Contact

Patrick Scordino

0431 258 938

Patrick.BL@ljhooker.com.au



Disclaimer: 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.

LJ Hooker Bankstown
(02) 9708 2244

With its strategic location, this home offers the perfect blend of tranquillity and accessibility, allowing you to enjoy the serene beauty of Emerald Hills while being just minutes away from shopping, dining, and entertainment.

Don't miss your chance to make this luxurious haven your own-schedule a private showing today and experience the unparalleled lifestyle that awaits you in Emerald Hills!

Property Features:

Five Spacious Bedrooms:

- Main bedroom with a walk-in robe plus built-in robe
- Additional bedrooms featuring built-in robes

Impressive Ceiling Heights:

- 3.4m ceilings in select areas
- 2.7m ceilings throughout the home

Gourmet Kitchen:

- Stone benches and a country-style gas freestanding oven
- Top-of-the-line Smeg and Fisher & Paykel appliances
- Butler's pantry for added convenience

Luxurious Interior Features:

- LED downlights for a modern ambiance
- Fully ducted air conditioning with 3 zones
- Plantation shutters throughout the home

Eco-Friendly and Cost-Efficient:

- 48 solar panels with a battery system, resulting in nil electricity costs

Outdoor Oasis:

- Heated saltwater pool that basks in sunlight almost all day
- Self-cleaning system for easy pool maintenance
- Outdoor shower to rinse off after a swim

Additional Amenities:

- CCTV for enhanced security
- Electric curtains for ease and convenience
- Enormous open-plan living space perfect for entertaining
- Dedicated cinema room for movie lovers
- Oversized double garage for ample storage

Most of the home is conveniently located on one level, making it both spacious and functional. This residence is a must-inspect for anyone seeking luxury and comfort in a stunning community. Schedule your private showing today and step into the unparalleled lifestyle that awaits you in Emerald Hills!

DISCLAIMER: While LJ Hooker Bankstown Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors,



LJ Hooker Bankstown
(02) 9708 2244

Disclaimer: 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.

inaccuracies or misstatements contained herein. LJ Hooker Bankstown Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

More About this Property

Property ID	10ABF8E
Property Type	House
Land Area	1440 m2

Patrick Scordino 0431 258 938
Licensed Real Estate Agent | Patrick.BL@ljhooker.com.au

LJ Hooker Bankstown (02) 9708 2244
11 Marion Street, BANKSTOWN NSW 2200
bankstown.ljhooker.com.au | bankstown@ljhooker.com.au



Disclaimer: 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.

LJ Hooker Bankstown
(02) 9708 2244



6 Price Ridge, Leppington

All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.