



Site 20/1481 Camden Valley Way, Leppington

## Peaceful Living in Over 50's Estate

Discover the Lifestyle You Deserve in the Four Lanterns Estate!

Welcome to a community designed with you in mind. This over 50's living estate offers the perfect balance of comfort, security, and connection-giving you more time to focus on what matters most.

This property features:

- 2 well sized bedrooms
- Functional bathroom
- Spacious kitchen and appliances
- Inviting open plan living
- Laundry
- Carport and garden shed for easy parking and ample storage
- Friendly, vibrant community atmosphere

This quite neighbourhood offers:

- Community amenities include: BBQ area, a community garden, and centre
- No council rates, no stamp duty & no water rates
- No exit or entry fees
- Budget-friendly site rental for affordable living
- Rental assistance options available (terms and conditions apply)

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.

2 🏠 1 🚿 1 🚗

**FOR SALE**  
\$359,000

### AGENTS

Chelsea Mifsud  
0429 628 005  
cmifsud.leppington@ljhooker.com.au

Samuel Moscabenny  
0448 649 817  
smoscabenny.leppington@ljhooker.com.au

### AGENCY

LJ Hooker Leppington | Austral  
(02) 9606 4311



- Pet-friendly community (application required)

Every amenity at your doorstep, walk to doctors, pharmacies, bus services, cafes, and post office. Only a short drive to Willowdale Hotel, Willowdale Shopping Centre, Leppington Village and Leppington Train Station.

Enjoy peace of mind, freedom and the lifestyle you have worked for.

Contact us today to arrange your private viewing and take the first step towards your next chapter.

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                    11XGHCV  
Property Type                Retirement

### Chelsea Mifsud 0429 628 005

Licensed Sales Agent | [cmifsud.leppington@ljhooker.com.au](mailto:cmifsud.leppington@ljhooker.com.au)

### Samuel Moscabenny 0448 649 817

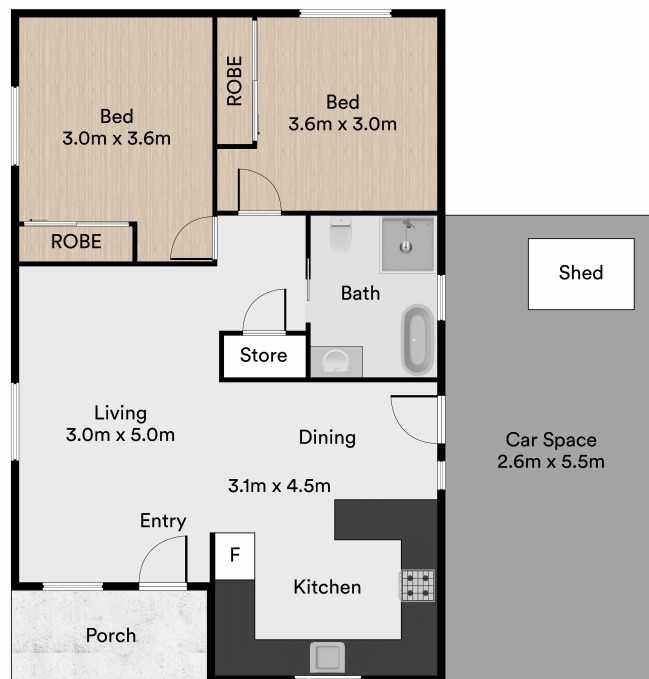
Licensed Sales Agent | [smoscabenny.leppington@ljhooker.com.au](mailto:smoscabenny.leppington@ljhooker.com.au)

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

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

[leppington.ljhooker.com.au](http://leppington.ljhooker.com.au) | [leppington@ljhooker.com.au](mailto:leppington@ljhooker.com.au)





## 20/1481 Camden Valley Way, Leppington

Disclaimer : This floor plan is used for marketing purposes only and is subject to errors and inaccuracy.  
The marketing Agent & Maraj Media will not accept any liability. Interested parties should make and rely on their own enquiries.