







5 Spoonbill Way, Mount Annan

# A Home Your Family Can Grow Into

Designed for the moments that make a house feel like home, this double-storey brick residence offers the space and flexibility growing families need; ideally positioned in a sought-after location.
The modern kitchen is the heart of the home, while two separate living areas provide room to come together or spread out, and the formal dining room is ready for family dinners. Built-in wardrobes to all four bedrooms and split-system air conditioning add everyday comfort and practicality.
Outside, the large entertaining area sets the scene for weekend barbecues, birthday parties and relaxed afternoons, complemented by a handy storage shed.
Best of all, Mount Annan Marketplace is within walking distance, plus the home is positioned close by to local schools, Mount Annan Leisure Centre and easy access to Narellan, Campbelltown and the Hume Highway on-ramp.

Disclaimer:
• Approx.
^ Subject to Council Approval.
Webpage enquiries must include a contact number and email address to receive a response. While care has been taken in

4 2 2

**FOR SALE**
$1,100,000 to $1,150,000

**VIEW**
Tue 17th Nov @ 5:30PM - 6:00PM

**AGENTS**

Mitchell Crawford
0421 504 007
mitchell@ljhunitedgroup.com.au

Tanisha McKenzie
0437 154 019
tanisha@ljhunitedgroup.com.au

**AGENCY**

LJ Hooker United Group
1800 486 4833

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.

presenting this information, prospective purchasers should confirm details independently.

## MORE DETAILS

| | |
|---|---|
| Property ID | 15RJ1T |
| Property Type | House |
| Land Area | 427.9 m2 |

**Mitchell Crawford 0421 504 007**
Principal | mitchell@ljhunitedgroup.com.au
**Tanisha McKenzie 0437 154 019**
Sales Executive | tanisha@ljhunitedgroup.com.au

**LJ Hooker United Group 1800 486 4833**
41 Wentworth Road, BRINGELLY NSW 2556
unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au











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.




## 5 Spoonbill Way, Mount Annan

Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. **Floor plan by : Flex Media**

LJ Hooker
United Group

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