



74 BRABHAM DRIVE, Oran Park

## Modern 4-Bedroom Living in Prime Oran Park Location !

Perfectly positioned near a near Oran Park Public School and High School, this beautifully maintained four-bedroom home delivers effortless family living in a sought-after Oran Park address. Set on a 324.9m<sup>2</sup>; (approx.) block in a quiet, family-friendly street, this property offers comfort, convenience, and a connected lifestyle.

Boasting a thoughtful single-level design, modern finishes and light-filled interiors, this residence is ready for immediate enjoyment with nothing more to do.

### PROPERTY FEATURES:

- Generous 324.9m<sup>2</sup>; (approx.) block
- Four well-proportioned bedrooms, all with built-in wardrobes
- Master bedroom with private ensuite and walk-in wardrobe
- Bright open-plan living and dining flowing to outdoor entertaining area
- Contemporary kitchen with stone benchtops, stainless steel appliances, and ample storage along with butler style kitchen with laundry space.
- Two modern bathrooms, including family bathroom with separate bath and shower

4 2 2

**FOR SALE**  
SOLD-\$1,160,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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- Single lock-up garage with internal access and remote entry
- Covered alfresco entertaining area build in BBQ space and outdoor kitchen layout along with overlooking a low-maintenance backyard

#### LOCATION HIGHLIGHTS:

- Peaceful position near reserve and green open space
- Moments to Oran Park Podium, Woolworths, cafes, dining, and medical facilities
- Zoned for Oran Park high School and near oran Park hotel plus leisure center.
- Short walk or drive to local playgrounds and sports fields
- Easy access to Camden Valley Way, M5 and M7 motorways
- Close to Narellan Town Centre, Leppington Station and future Western Sydney Airport

#### WHY BUY HERE?

Oran Park is a fast-growing Southwest Sydney suburb offering strong capital growth, excellent amenities, and a genuine sense of community. Whether you're looking for a place to call home or a smart addition to your investment portfolio, 74 Bhabham represents exceptional value in a thriving and well-connected location.

Contact Pratap Kharel on 0425123044 from LJ Hooker Ingleburn today to arrange your private inspection.

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#### MORE DETAILS

Property ID	F9RHG3
Property Type	House
Land Area	324.9 m2
Including	Toilets (2)

#### Pratap Kharel 0425 123 044

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