

26 Leah Avenue, Picnic Point

## Spacious Family Living in a Prized Sought-after Location with a Private Poolside Escape

Set in a sought-after cul-de-sac on a generous 550sqm (approx) block, this impressive family home offers space, flexibility and an exceptional lifestyle for growing families. Upstairs features four generous bedrooms, including a master with ensuite, while the versatile downstairs layout provides potential for a fifth bedroom and an additional study.

The heart of the home is centred around the open-plan kitchen, living and dining area, complemented by a second living zone for added family flexibility. Outside, the property truly shines with an inground swimming pool and impressive outdoor kitchen, complete with pizza oven and grill, creating the perfect setting for entertaining and family gatherings.

Further highlights include solar panels, study spaces both upstairs and downstairs, and a location within the Picnic Point Primary School catchment. Offering excellent flexibility and positioned close to local schools, parks, cafés and transport, this is an outstanding opportunity to secure a spacious family home in a tightly held pocket.

4 3 2

**FOR SALE**  
Contact Agent

**VIEW**  
Thu 15th Oct @ 5:00PM - 5:30PM

### AGENTS

James Trivor  
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Phillip Botonis  
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### AGENCY

LJ Hooker Padstow  
(02) 9771 1177

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**

- Four bedrooms upstairs with potential for a fifth downstairs
- Master bedroom with ensuite
- Two separate living areas providing excellent family flexibility
- Ducted Air-Conditioning
- Outdoor kitchen with pizza oven and grill
- Inground swimming pool
- Solar panels
- Upstairs living plus downstairs study area
- Lock up garage plus secure car port
- Sought-after cul-de-sac location within Picnic Point Primary and High School catchment
- " Ideally positioned close to Panania and Revesby Stations, local schools, parks and cafés

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries. Images are for illustrative purposes only and may not represent the property exactly as inspected. Prospective purchasers should rely on their own inspection and enquiries.

## MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | 1FA0FAE            |
| Property Type | House              |
| Land Area     | 550.1 m2           |
| Including     | Ensuite            |
|               | Air Conditioning   |
|               | Alarm              |
|               | Built-in-Robes     |
|               | Close to Schools   |
|               | Close to Shops     |
|               | Close to Transport |
|               | Liveability        |
|               | Pool               |

### James Trivor 0422 696 125

Sales Agent | james.trivor@ljhooker.com.au

### Phillip Botonis 0426463228

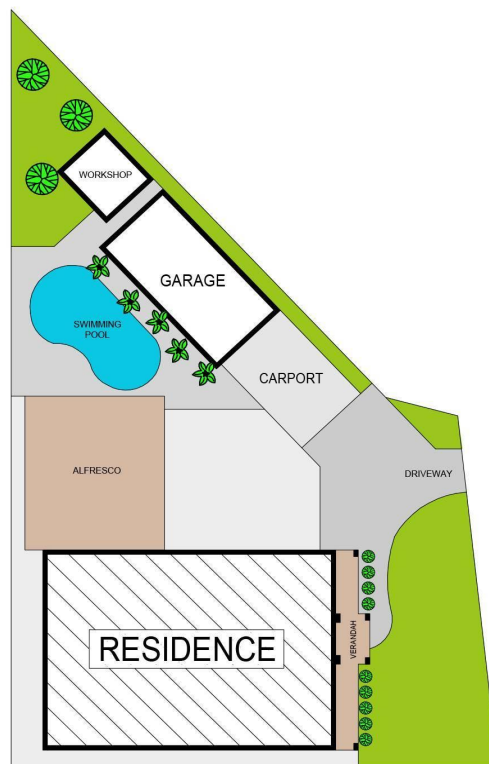
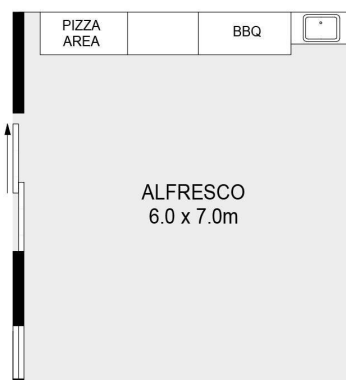
Sales Associate | phillip.botonis@ljhooker.com.au

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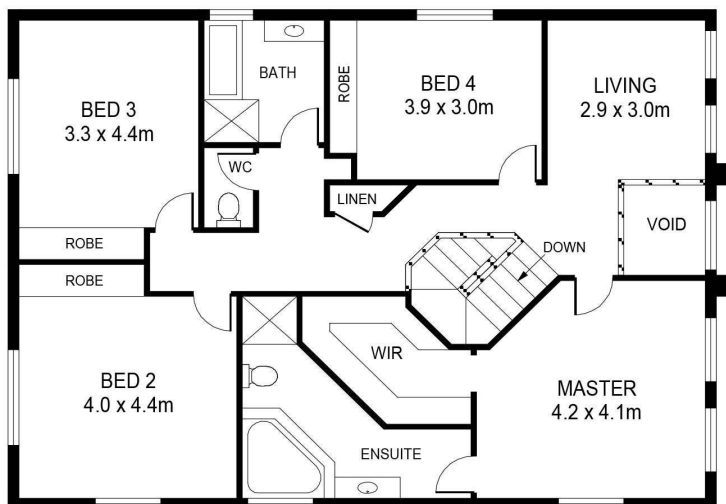
2 Padstow Parade, PADSTOW NSW 2211

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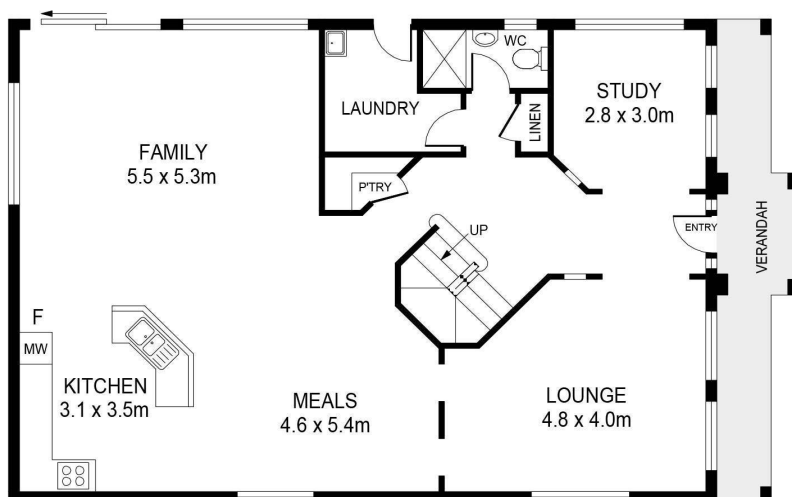




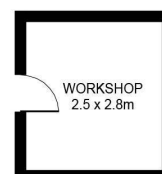
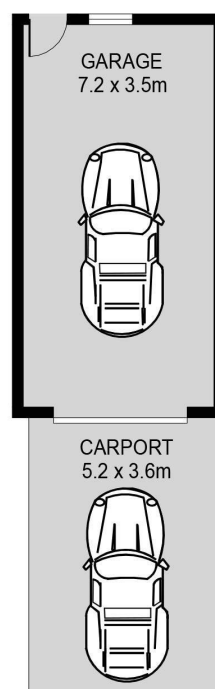
SITE PLAN



FIRST FLOOR



GROUND FLOOR



## 26 LEAH AVENUE, PICNIC POINT

### DISCLAIMER:

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

PLANS BY PROPERTY INTELLIGENCE MEDIA 1300 20 30 38

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