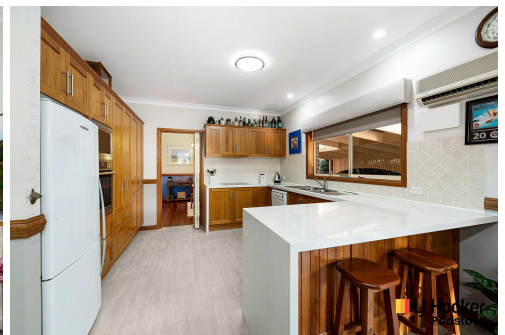
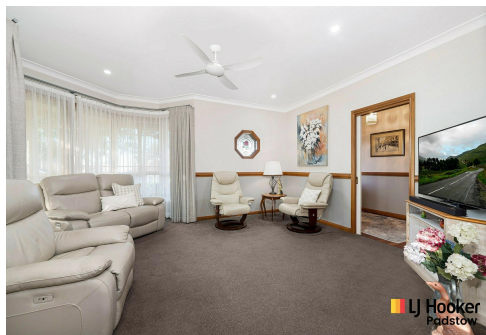




LJ Hooker
Padstow



Picnic Point, 30 Leah Avenue

Elegant Family Entertainer In One Of Picnic Points Most Prized Streets

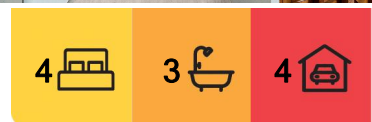
Red Carpet Event | Wednesday 12th March at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Nestled in a prime cul de sac location, this stunning dual-level home offers the perfect balance of functionality and sophistication. Boasting immaculate street appeal with manicured gardens and a federation fae, this residence is designed for comfortable family living and effortless entertaining. The stunning kitchen features expansive stone benchtops, island bench & ample storage. Multiple formal & informal living spaces provides added versatility.

Thoughtfully designed for multi-generational living or investment potential, this property includes a self-contained retreat with a separate bedroom, bathroom, kitchen with its own private outdoor access. High ceilings, plush carpeting and ceiling fans in all bedrooms



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.



For Sale
\$2,008,000

View
ljhooker.com.au/1E1TFAE

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enhance the home's inviting atmosphere, while the seamless open-plan living and dining areas flow effortlessly onto a sunlit outdoor area, perfect for entertaining. The master suite is a true retreat, complete with a walk-in robe and luxurious ensuite with floor-to-ceiling tiles.

The home's child-friendly backyard features a covered alfresco area, side access perfect for year-round entertaining or boat/car enthusiast. A double garage + workshop with internal access and ample off-street parking making it ideal for families and guests. Located just 4 minutes from Panania Station and amenities, 5 minute drive to Revesby Station & amenities and within the Picnic Point Public School catchment, this home is a rare find offering versatile living in a highly sought-after location.

Key Features:

- Exceptional dual-level design with multiple living spaces and stunning street appeal
- Contemporary kitchen with sleek cabinetry, expansive stone benchtops
- Master bedroom with walk-in robe and ensuite featuring floor-to-ceiling tiles
- Self-contained retreat with 1 bedroom, bathroom, kitchen & outdoor access
- Separate formal lounge & dining room, plus casual family living areas
- Air conditioning, high ceilings, plush carpet and ceiling fans throughout
- Secure double garage, workshop, internal access & ample off-street parking
- Prime location —4 Min drive to Panania Station, 5 Min drive to Revesby Station
- Within highly sought-after catchment area for Picnic Point Public School and High School

More About this Property

Property ID	1E1TFAE
Property Type	House
Land Area	581.7 m2
Including	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport

Lush Pillay 0407 121 573

Principal & Director | lush.pillay@ljhooker.com.au

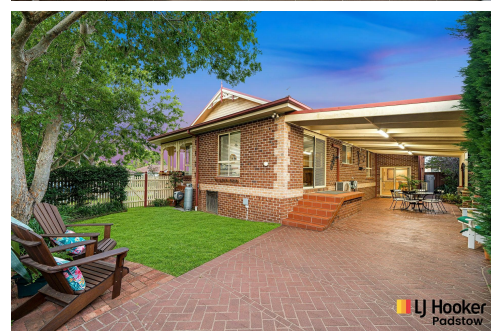
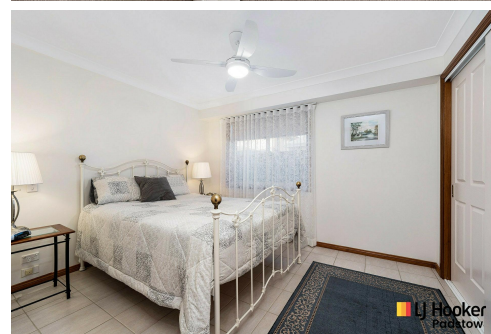
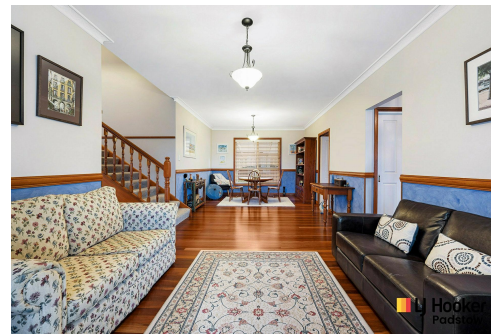
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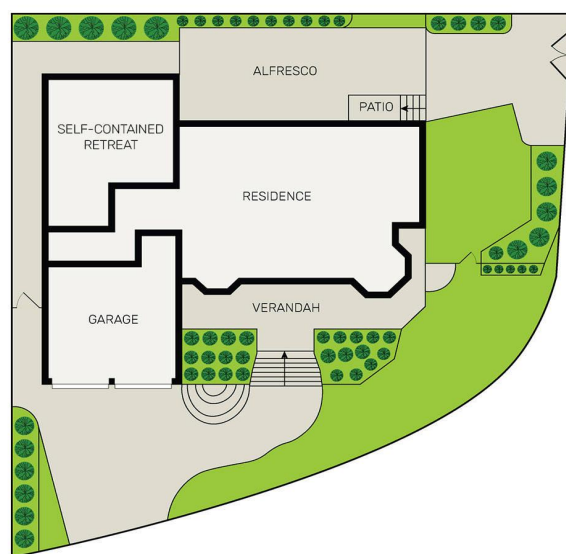
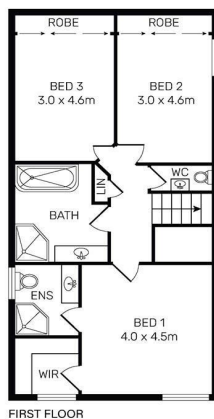
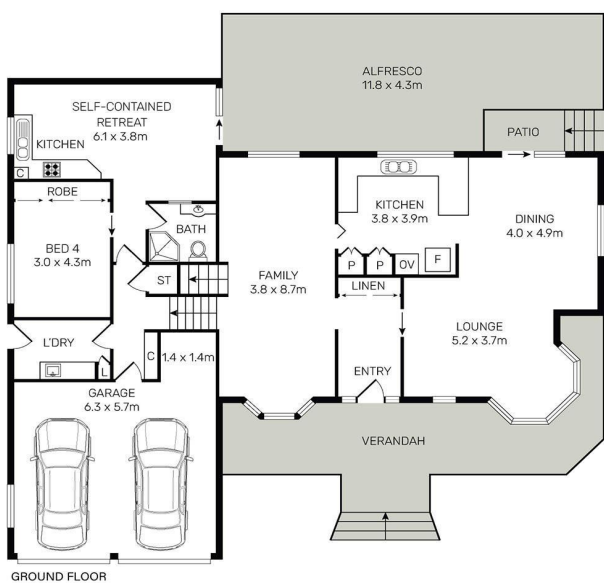
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30 Leah Avenue, Picnic Point



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