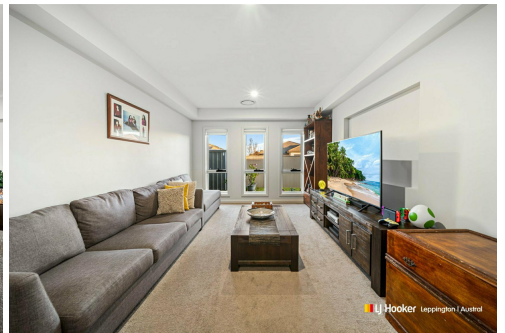




LJ Hooker Leppington | Austral



Spring Farm, 10 Burrell Road

Exceptional Dual Living on a Prime Corner Block

Set on a generous 747.9sqm corner parcel, this immaculate 26.5sq residence is a standout opportunity for investors or extended families seeking premium dual-living potential. Designed with style, space, and functionality in mind, both the main home and the self-contained granny flat are finished with high-quality fittings and fixtures throughout.

Main Residence Features:

- 4 oversized bedrooms with built-ins, master suite boasts walk-in robes and ensuite
- Gourmet gas kitchen with 40mm stone benchtops, walk-in pantry, stainless steel appliances & soft-close cabinetry
- Separate theatre room, open plan lounge/dining area plus study nook
- Upscale bathrooms tiled floor to ceiling, wall-hung vanities & semi-frameless shower screens
- Soaring 2.6m ceilings with decorative cornices
- Handcrafted alfresco area with Merbau timber decking - perfect for entertaining



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.

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3

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For Sale
Property Showcase

View
By Appointment

Contact
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- Double garage with side access and a large fully landscaped backyard with space for a swimming pool
- Ducted air conditioning, gas heating, alarm, blinds, shed & ducted vacuum

Granny Flat Features:

- Spacious 1 bedroom with walk-in robe (potential for 2nd bedroom)
- Open-plan living and dining area
- Modern kitchen with Caesar stone benchtops, stainless steel appliances & soft-close cabinetry
- Stylish bathroom with floor-to-ceiling tiling, wall-hung vanity & semi-frameless shower
- Separate fencing, landscaped gardens, high ceilings & blinds throughout

Ideally situated within walking distance to schools and parks, and just moments from shopping centres, this property offers lifestyle and convenience.

Whether you're housing extended family or adding to your investment portfolio, the estimated rental return of approx. \$62,000 per annum makes this a smart and versatile purchase.

Contact us today for more information.

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 About this Property

Property ID	R55HCV
Property Type	House
Land Area	748 m2

Chelsea Mifsud 0429 628 005

Licensed Sales Agent | cmifsud.leppington@ljhooker.com.au

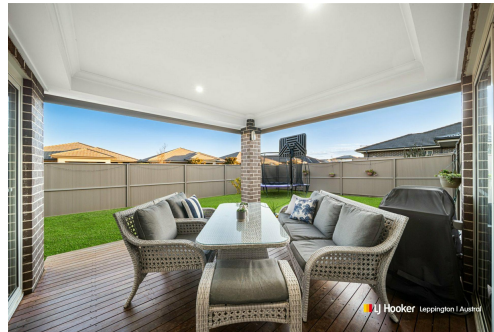
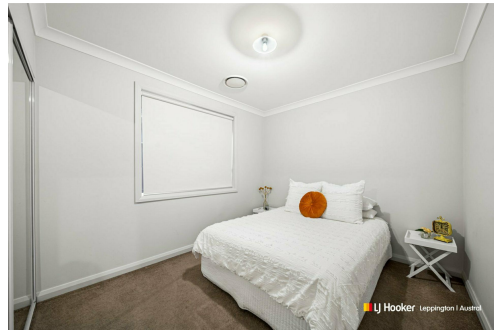
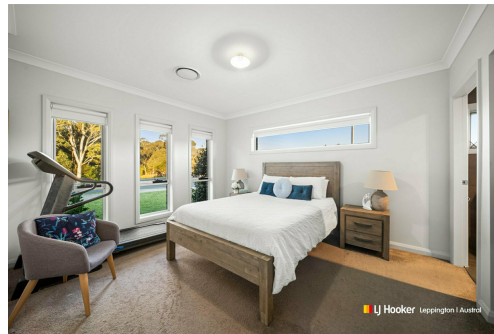
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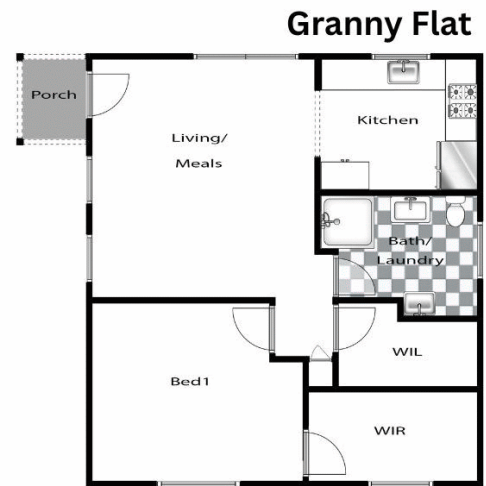
Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179

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10 Burrell Road, Spring Farm 2570