

34 Sash Road, LEPPINGTON, NSW 2179

Grand Family Living on a 928sqm Parcel

Positioned in one of Leppington's most sought-after pockets, this impressive double-storey residence delivers the perfect combination of space, versatility and lifestyle on a substantial 928sqm parcel of land. Offering five generous bedrooms, three bathrooms and multiple living zones, this is a home designed to accommodate growing families, multi-generational living and those who love to entertain.

From the moment you arrive, the home's commanding street presence sets the tone. Inside, a practical floorplan unfolds with multiple living and dining areas, including a formal lounge, expansive open-plan family and meals zone, dedicated theatre room, and an upstairs retreat providing valuable separation for larger families.

The heart of the home is the well-appointed kitchen, complete with pantry and abundant bench space, overlooking the spacious living areas and out to the oversized alfresco entertaining area. Whether hosting family gatherings or weekend celebrations, the seamless indoor-outdoor connection makes entertaining effortless.

A highly desirable fifth bedroom or home office is conveniently positioned downstairs and serviced by a full bathroom, making it ideal for guests, extended family members or those working from home.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 98P2158

SALE DETAILS

Offers Invited

CONTACT DETAILS

Leppington

Shop 4.04 / 5 Emerald Hills
Boulevard
LEPPINGTON, NSW
02 8797 3177

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Upstairs, the luxurious master suite features a large walk-in robe and private ensuite, while three additional bedrooms are serviced by a spacious family bathroom.

Property Features:

- + Five spacious bedrooms
- + Three bathrooms including a full bathroom on the ground floor
- + Oversized master suite with walk-in robe and ensuite
- + Multiple living areas including theatre room and upstairs retreat
- + Open-plan family, dining and kitchen zone
- + Large alfresco entertaining area
- + Double lock-up garage with internal access
- + Functional family-friendly floorplan
- + Large Inground salt water swimming pool
- + Massive 928sqm block with exceptional outdoor space

Location Highlights:

+ Enjoy the convenience of living in one of Sydney's fastest-growing family communities, with easy access to everyday amenities and major infrastructure projects.

Located moments from:

- + Leppington Train Station for direct city connections
- + Leppington Village Shopping Centre
- + Willowdale Shopping Centre
- + Carnes Hill Marketplace
- + Leppington Public School
- + Leppington Anglican College
- + Amity College
- + Western Sydney Airport and Aerotropolis precinct
- + Local parks, playgrounds and sporting facilities
- + Camden Valley Way and M5/M7 motorway connections

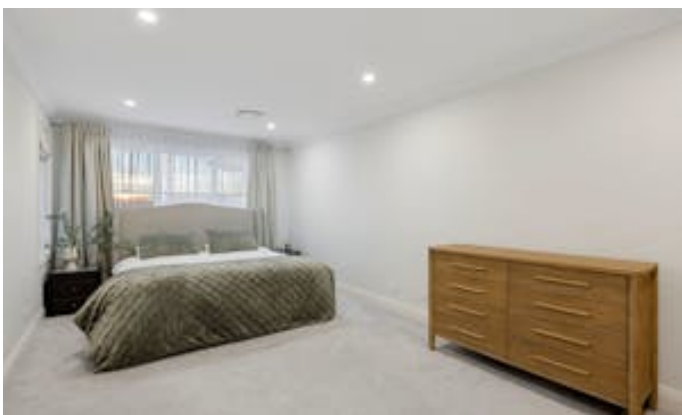
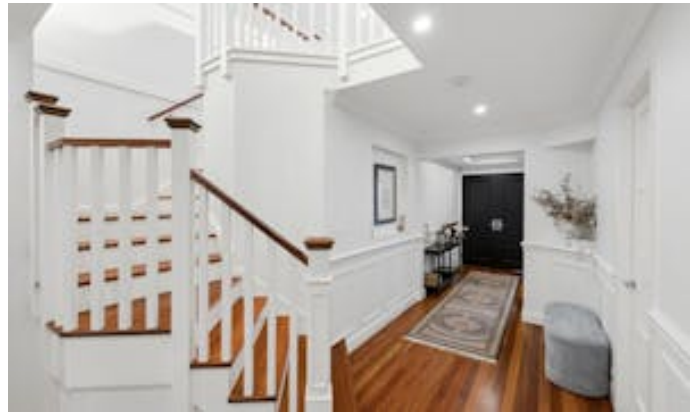
Leppington continues to attract families and investors alike thanks to its growing infrastructure, excellent schooling options and strong future growth prospects, while maintaining a family-oriented community atmosphere.

A rare opportunity to secure a substantial family home on an expansive 928sqm parcel in one of South West Sydney's most exciting growth corridors.

Other features: Bush Retreat, Carpeted, Close to Schools, Close to Shops, Close to Transport, Creative, Exhaust

- Land Area 928.00 square metres
- Building Area: 305.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Double garage
- Ensuite
- Floorboards









34 Sash Road, Leppington

Scales in metre. Indicative only. Dimensions are approximate. All information contained in here is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

