



## 24 Cato Crescent, LEPPINGTON, NSW 2179

### Style, Space and Comfort — Ready to Call Home

Discover the perfect balance of style and comfort in this beautifully crafted double-storey residence, designed for modern family living at its finest. Set within one of Leppington's most exciting growth corridors, this brand-new home is fully completed and move-in ready.

#### Property Features:

- Designer kitchen with stone benchtops and Franke appliances, including microwave and dishwasher
- Hybrid laminate flooring downstairs and on the stairs, with upgraded carpet and underlay upstairs
- Window furnishings, ducted air conditioning and a security alarm system included
- Covered alfresco fitted with gas and power connections
- Heat pump hot water system
- Concrete driveway, with the property fully landscaped and fenced

Perfectly positioned close to everything, the home is just minutes from Leppington Station, Leppington Village and local schools, with Emerald Hills Shopping Village and Ed.Square Shopping Centre also within easy reach.

Everything's done. All that's left is to unpack.

**TYPE:** For Sale

**INTERNET ID:** 98P2189

#### **SALE DETAILS**

**\$1,499,500**

#### **CONTACT DETAILS**

**Leppington**

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

**David D'alfonso**

0478211608

For further details or to arrange an inspection, contact David D'alfonso on 0478211608

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.

- Land Area 318.00 square metres
- Building Area: 280.95 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2

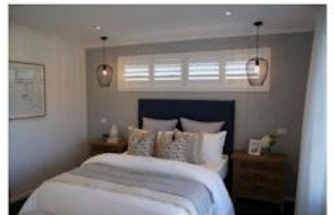
Internal: 219.12m<sup>2</sup>  
Garage: 36.95m<sup>2</sup>  
Alfresco: 14.77m<sup>2</sup>  
Porch: 4.82m<sup>2</sup>  
Balcony: 5.29m<sup>2</sup>  
**Total: 280.95m<sup>2</sup>**



Ground Floor



First Floor



#### Disclaimer

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.

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Elders