



31 Sharples Circuit, ORAN PARK, NSW 2570

Brand-New Build Underway - Co-Living Layout + Granny Flat

Almost complete, this brand-new family home offers the ideal balance of space, style, and everyday functionality. Designed with growing or multi-generational families in mind, the residence offers generous living across multiple zones, giving every family member room to relax, entertain, or unwind in privacy.

Key Features:

- * 334 sqm of internal living space
- * 6 spacious bedrooms, including a private master suite
- * 4 stylish bathrooms with quality fixtures & fittings
- * Multiple separate living & entertaining areas
- * Designer kitchen with premium appliances, stone benchtops & large island bench
- * Open-plan living and dining with seamless indoor-outdoor flow
- * Large windows throughout for abundant natural light
- * 457 sqm block with low-maintenance backyard
- * Secure double lock-up garage with extra storage
- * Co-living layout plus separate granny flat - ideal for extended family or rental potential
- * Energy-efficient features throughout

Transport is convenient, with Leppington Train Station approximately 15 minutes away

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TYPE: For Sale

INTERNET ID: 98P2194

SALE DETAILS

\$1,749,500

CONTACT DETAILS

Leppington

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

David D'alfonso

0478211608

and regular bus links connecting to Narellan Town Centre, Campbelltown, and surrounding suburbs. There's easy access to Camden Valley Way and The Northern Road, plus quick connections to the M5 and M7 Motorways, while the Western Sydney International Airport is around 20 minutes' drive.

For more information contact David D'Alfonso on 0478 211 608 today.

- Land Area 457.00 square metres
- Building Area: 334.00 square metres
- Bedrooms: 6
- Bathrooms: 4
- Car Parks: 2

Internal: 222.64m²
 Garage: 54.69m²
 Alfresco: 14.65m²
 Porch: 2.02m²
 Granny Flat: 54.07m²
 Balcony: 6.39m²
Total: 354.45m²



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