

**38 Indigo Crescent, Denham Court, NSW 2565**



**House For Sale**

Friday, 3 May 2024

38 Indigo Crescent, Denham Court, NSW 2565

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 281 m2**

**Type: House**



Saurabh Robin Kalra  
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## For Sale

Upon entry is the lounge room flowing with plenty of natural light. Along the hallway leading into a second lounge/dining area, spacious and open plan with a modern kitchen, including stainless steel appliances & stone benchtops. Conveniently located in the highly sought after award winning Willowdale Estate, this community based suburb has endless appeal with many family friendly parks & walking track with just 2 minutes walk to Willowdale Shopping Centre, 5 minute drive to Leppington train station, close by M5 & M7 access, 15 Minutes to Narellan Town Shopping Centre. Property Features:- 4 generous bedrooms are all appointed with built-in robes and walk in robe in master bedroom- Open living and dining areas- Outdoor alfresco which is perfect for entertaining- Kitchen features stone benchtops & stainless steel appliances- Ducted air conditioning- Downstairs powder room- Automatic double garage with internal access- Fixed Term lease until January 2025- Currently leased at \$800 per week- Current rental market indicates up to \$850 per week Location:- 3 minute drive (1.1km) to Denham Court Public School- 3 minute drive (1.1km) to Goodstart Early Learning Willowdale- 4 minute drive (1.9km) to Needlebush Avenue Playground- 3 minute drive (1km) to Willowdale Park- 500m to Jamboree Avenue Playground- 600m to Willowdale shops- 290m to Willowdale Hotel- 4 minute drive (1.4km) to Leppington Anglican College- 6 minute drive (3.3km) to Leppington train station- 10 minute drive (6.7km) to Edmondson train station- 20 minute drive to the upcoming Western Sydney Airport- 19 minute drive (14km) to Campbelltown- 22 minute drive (16km) to Liverpool- Quick and easy access to both the M5 & M7 For further information or to make an offer, contact Saurabh (Robin) Kalra on 0450 679 021. Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.