

**38 Jamboree Avenue, Leppington, NSW 2179**

**CENTURY 21**

**Residential Land For Sale**

Wednesday, 6 March 2024

38 Jamboree Avenue, Leppington, NSW 2179

Area: 512 m2

Type: Residential Land



Gath Muhana  
0401881991



Ayman AlOmar  
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## AUCTION

Proud to present this corner position vacant land set on 512 sqm approx. Currently has CDC approved architecturally designed plans to build a 5-bedroom home with an open-concept living layout and 2-bedroom Granny Flat. Providing the perfect blend of modern sophistication and functional elegance with its open plan design in Leppington's most sought-after pockets, within a short walking distance to Willowdale shopping centre and restaurants. You'll be in the heart of an exclusive community that offers the best of suburban living. The hard work of obtaining your CDC approval has been done, providing a seamless path to building your dream home. This beautifully designed layout is one of a kind that will tick all the boxes for your growing family. Home Plans include:- 5 bedrooms - 4 bathrooms- Double lock up garage- Butler's Pantry - Laundry room- Open plan layout Granny Flat Plans include:- 2 Bedrooms - 1 Bathroom- Open plan layout This vacant land is an opportunity to build a lifestyle home surrounded by schools, shopping centres and public transport. Location matters!- 1.1km to Willowdale Shopping Centre- 1.5km to Denham Court Public School- Emerald Hills Shopping Village - Only moments from major artery roads such as the M7, M5 and Camden Valley Way- Leppington Railway Station Plans and Approvals are available upon request. **DISCLAIMER** We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate however, accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective buyers should make their own enquiries to verify the information contained herein.