

# 4 Bieger Road, Leppington, NSW 2179



## House For Sale

Tuesday, 6 February 2024

4 Bieger Road, Leppington, NSW 2179

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 470 m2

Type: House



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## **Auction Unless Sold Prior**

Urban Real Estate Leppington has the pleasure of presenting this beautifully kept custom single-storey home, on a large 470sqm block in the heart of the Emerald Hills Estate. Located within walking distance to all major amenities including Emerald Hills Shopping Village, playing fields, future school, and bus stops. The home features the following:- 3 bedrooms, master with oversized walk-in robe - other bedrooms with built-in robes- Media room/bedroom 4 with built-in cabinetry and optional full theatre system- Kitchen with oversized 40mm stone waterfall benchtop and walk-in pantry, SMEG appliances including a fully integrated dishwasher and bin drawer- Grand open plan living and dining area flowing onto alfresco- Study nook with built-in desk- Alfresco with automated ziptrak blinds, custom-built outdoor kitchen with gas BBQ, rangehood, double fridge, and wall-mounted TV- Massive backyard with exceptionally maintained lawns and gardens, including bluetooth pop-up sprinkler system - perfect size for a pool- Other features include plantation shutters throughout the home, walk-through verishade curtain to alfresco stacker doors, dual-zone ducted air conditioning, double garage. To find a home in the Leppington area with such a large block and plenty of backyard space, whilst still being located close to all major amenities is such a rare occurrence. This home is a must inspect! For any further information please contact Samuel Bortolazzo from Urban Real Estate Leppington. 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.