

**40 Deloraine Drive, Leonay, NSW 2750**

AUSREALTY

**House For Sale**

Monday, 22 January 2024

40 Deloraine Drive, Leonay, NSW 2750

**Bedrooms: 5**

**Bathrooms: 3**

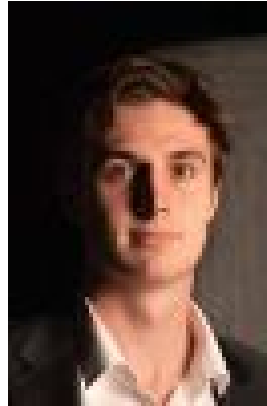
**Parkings: 2**

**Area: 655 m2**

**Type: House**



Narz Sayed  
0410933339



Darcy Gregory  
0426714006

## Offers Invited

"A home like this, surrounded by nature every way you look; you can't help but feel calm. It was like a holiday sitting outside, spending time with the kids in the pool. One of my favourite spots was sitting on the balcony, enjoying a coffee and listening to the sound of the golfers tee off. That's how quiet it is here. The whole family will truly miss it." - Owner-

Original, spacious brick family home, set in a tranquil location, perfect for large and growing families.- Five spacious bedrooms, all with built-in robes, including a master bedroom with a large en suite.- Two well-appointed bathrooms, the main featuring floor-to-ceiling tiles, double sink, a glass shower, and a bathtub.- Enjoy the expansive, light-filled living and dining areas ensuring a seamless flow to the covered balcony with lush views, plus the convenience of a second living area on the first floor for added space and convenience.- Generous kitchen equipped with an induction cooktop, pantry, a double sink, ample benchtop space, and plenty of storage.- Additional features include floorboards throughout the ground floor, air conditioning plus ceiling fans, an internal laundry area, a retreat off the second living room with access to a covered balcony, an extra toilet in the water closet, and a secure lock-up garage with additional storage, plus off-street parking.- Outdoor living is enhanced by a covered entertaining area, a charming patio plus a sparkling pool on a sizeable timber deck, perfect for hosting family and friends.- The property is conveniently located close to Leonay Public School, public transport, Lennox Shopping Village, Leonay Golf Club and Oval, and parks & reserves. Most recent Council Rate: \$1,228 annually Most recent Water Rate: \$258