

# 41 Melanite Street, Leppington, NSW 2179

## House For Sale

Tuesday, 13 February 2024



41 Melanite Street, Leppington, NSW 2179

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 459 m2**

**Type: House**



Joe Mazzaferro  
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Sam Inzitari  
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## AUCTION

Primely located within the sought after Emerald Hills Estate on an impressive 459sqm block of land. Welcome to 41 Melanite Street. Flawlessly designed with family lifestyle & functionality in mind, offering open plan and versatile living areas with an emphasis on indoor/ outdoor entertaining. Accommodating four oversized bedrooms, appointed with built in wardrobes. The master showcasing a walk-in robe & ensuite with a dual basin. A streamlined contemporary stone kitchen fitted with Westinghouse appliances, walk in pantry and ample storage throughout. Additional features you will love: - Open plan dining & living space with a seamless flow from indoor to outdoor- Seperate media/ living room- Two fresh & modern bathrooms- Sliding doors to alfresco area- Ducted air-conditioning throughout- Features of plantation shutters, downlights & ceiling fans- Double remote lockup garage with internal access- Intercom system - Picturesque yard with ample room for entertaining Positioned in arguably one of the best pockets within the Estate. Minutes from Emerald Hills Shopping Village & Willowdale Shopping Centre, Schools & Public Transport. This is one not to be missed.