

77 Berkshire Circuit, Leppington, NSW 2179

House For Sale

Friday, 3 May 2024

77 Berkshire Circuit, Leppington, NSW 2179

Bedrooms: 4

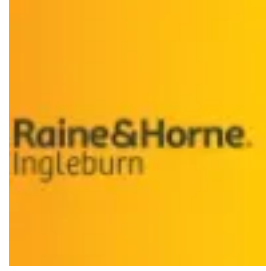
Bathrooms: 2

Parkings: 2

Type: House



Farha Diba
0405436393



Raine and Horne Ingleburn Sales
0405436393

AUCTION UNLESS SOLD PRIOR

Farha Diba, owner and director of Raine & Horne Ingleburn, is really proud to present this luxurious property located in the sought after suburb of Leppington. Custom built and custom designed, it shows off the best features one can expect in a property. From the high ceilings, travertine tiles, amazing living areas and bathrooms, this house will impress the most difficult buyer. This property boasts a spacious living area, a stylish kitchen with a kitchen island, a dining room, and a cozy fireplace - perfect for entertaining guests or relaxing with your family. The bedrooms are generously sized and the master bedroom features an ensuite bathroom for added convenience. Outside, you'll find a beautifully landscaped garden with lush green grass and a garage for secure parking. The property is located in a peaceful neighbourhood, offering a quiet and serene environment for you to enjoy.

4 BED || 2 BATH || 2 CAR Frontage 15.8m Total House Size 330 Sqm

PROPERTY FEATURES:

- 4, very good size bedrooms with floor to ceiling built ins, master with very spacious walk in and impressive ensuite, with floor to ceiling travertine tiles, freestanding bath, shower and double sink
- Large balcony to the master bedroom
- Rumpus room upstairs overlooking the beautiful lounge area
- Open plan living/dining and kitchen
- Sunken living area with built in sofas and custom upholstery, with quality Dunlop foam and Warwick fabric, Lopi (made in the USA) wood fireplace with inbuilt fan which can heat up to a 300 sqm area and very high ceilings
- Spacious dining adorned by a lovely bar area with open shelving and Vintec 250 Bottle Bar Fridge and custom built window seats
- Two tone kitchen with large island, gas cooktop, dishwasher and ample cupboard space
- Additional family room off the kitchen area, leading to a beautiful covered alfresco with sink, cupboards and barbeque
- Study area, cleverly hidden behind the family room, with built in desks and drawers
- Family bathroom, with floor to ceiling tiles, freestanding bath, shower and relaxing colours
- Powder room downstairs right next to the spacious laundry with ample storage space
- Double garage with impressive dimensions and exposed aggregate driveway using the Geostone range from Holcim
- Lovely combination of different types of lighting, mood lighting and large windows for natural sunlight
- Outstanding landscaped front yard
- 25 KW Daikin ducted air con throughout, with zone control and linear grilles
- 2 x ceiling fans in the lounge area
- Turkish travertine tiles in French pattern, European oak timber floors and laminate, seamlessly flowing all over the property
- Good size, low maintenance back yard, fully fenced for privacy
- Double glazed windows and external doors with thermal break frames (for acoustic and thermal insulation) and with colonial bars to all windows and doors
- Thermal insulation to all external walls, roof cavity and internal walls of garage, bathrooms and laundry
- Wainscotting wall panels throughout the property
- Two cameras at the front of the house and intercom

LOCATION FEATURES:

- 8 min drive to Leppington Station
- 7 min drive to Leppington Public School
- 8 min drive to Robert Townson High School
- 4 min drive to Denham Court Public School
- 4 min drive to Childcare Centre
- 5 min drive to Emerald Hills Shopping Village

Contact Farha Diba on 0405 436 393 to inspect the property today. This opportunity is not to be missed!

DISCLAIMER: Every precaution has been taken to establish accuracy of this information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries.