

**40 Byron Road, Leppington, NSW, 2179**

**House For Sale**

Thursday, 22 August 2024



40 Byron Road, Leppington, NSW, 2179

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**

## A Stylish Edge for Modern in the Prime Location in Leppington

This double-storey inviting family residence boasts a desirable front NW aspect, offering comfortable living. This elegant house offers the perfect blend of style, space, and comfort, making it the ideal family home. There are 5 spacious bedrooms and 3 modern bathrooms located prime location in Leppington

There is plenty of room for everyone to relax and unwind, plus a huge backyard!

Great location with just moments from the local town centre, local school & parks and reserves & easy access to M7 & M5 motorways.

### Property features:

- ☑ Architecturally designed home built to high standards offering refined family living, dining onto outdoor big sized alfresco area
  - ☑ Upstairs four spacious bedrooms, oversized master bedroom with ensuite plus two way access Double walk-in robe, other three single bedrooms with their own wardrobes
  - ☑ Upstairs has one big size family room for guest and entertainment
  - ☑ Gourmet kitchen with stone benchtops and quality appliances, gas cooking and dishwasher, onto large sized laundry room
  - ☑ Deluxe ensuite, two full main bathroom located upstairs and one bathroom located downstairs
  - ☑ Generous storage throughout plus one over sized internal access lockup car space garage plus driveway parking
  - ☑ Ducted air-conditioning & secure alarm system
  - ☑ Low-maintenance tiled floors downstairs.
  - ☑ Low-maintenance huge & sunny backyard in perfect condition
  - ☑ Conveniently located, you are only minutes to Leppington train station, shopping centres, public/private schools and parkland.
  - ☑ Close to M5&M7 motorway Approximately 20 mins to the new Western Sydney Airport(currently under construction).
- Total Size: 362sqm Approx

### Contact:

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