

**tba. Ridge Square Square, Leppington, NSW 2179**

**House For Sale**

Friday, 12 April 2024



tba. Ridge Square Square, Leppington, NSW 2179

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 251 m2**

**Type: House**



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0281248184

**\$1,012,700**

Situated at Ridge Square, this property boasts a prime location. Spanning 251 square meters with a generous 10-meter frontage, it faces east, ensuring ample sunlight. What's more, it's a mere 300 meters from Leppington Village, home to a Woolworths Shopping Center. But wait, there's more! It's conveniently close to Leppington Train Station, major shopping centers, schools, medical facilities, dining venues, and entertainment spots. Plus, it's less than an hour's drive or train journey to Sydney CBD! Accessibility is a breeze with easy reach to Camden Valley Way, Hume/M5, and M7 motorways, ensuring seamless connectivity. And let's not overlook its proximity to the upcoming Western Sydney International Airport. In terms of amenities, Liverpool Hospital, Western Sydney University, and Campbelltown Hospital are all nearby. And here's the icing on the cake: it's in the vicinity of the future South West Business Park, promising potential growth and opportunities.

**Inclusions**  
FIXED SITE COSTS  
BASIX  
Plain concrete driveway up to 30m<sup>2</sup> – excludes footpath  
Actron single phase ducted air-conditioning unit  
Soft close drawers and doors  
Creative Collection Range - 20mm Stone to Kitchen  
2590mm high ceilings to ground floor only  
TILING Porch, hallway, dining and kitchen in 450mm x 450mm  
CARPET To remainder of home from Creative Collection Range  
OVEN 600mm stainless steel electric oven  
COOKTOP 600mm stainless steel gas cooktop (subject to gas)  
RANGEHOOD 600mm stainless steel slide-out rangehood  
CARPET To remainder of home from Creative Collection Range  
OVEN 600mm stainless steel electric oven  
COOKTOP 600mm stainless steel gas cooktop (subject to gas)

**Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information, and we do not accept responsibility for its accuracy. Any interested parties should rely on their own inquiries. Pictures are for illustration purpose only.