



**SOLD**

## THE PERFECT STARTING POINT,

A fantastic opportunity for a first home buyer, down-sizer or even astute investor to secure this beautifully designed three bedroom single storey home, located in the fast growing and developing suburb of Austral,

Only a few minutes drive from your doorstep will be a world of modern conveniences with many major modern amenities such as:

- Local Shops
- Local Schools
- Leppington Train Station & Bus Service
- The highly anticipated \$1BN Edmondson Park Town Centre which will feature retail, entertainment, dining and commercial precincts in order to provide something for everyone in the family.

The home will provide a comfortable, practical and convenient lifestyle to the lucky new owners with features such as:

- Built in Wardrobes to All Bedrooms
- Wide & Spacious Walk in Wardrobe with Shelving & En-Suite to the Master Bedroom
- Under Roof & Concreted Al-Fresco (Perfect for entertaining family & friends)
- Gourmet Kitchen complemented by Stone Bench-tops, Pantry & Stainless Steel Gas Appliances
- Designer Tiles throughout common and wet-areas & premium carpet to the bedrooms & living area
- Double Lock Up Garage with Remote/s
- Many More High Quality Standard Inclusions that are well above the industry standard

Get in touch with me and get one step closer to securing the opportunity you have been waiting for!

**3 BED | 2 BATH | 0 CAR**

**PRICE:**  
**\$645,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Jason Nguyen**  
**0430829289**  
jason.nguyen@atrealty.com.au  
[www.smythproperty.com.au](http://www.smythproperty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



