

144 O'SULLIVAN ROAD,  
LEUMEAH



# FOR SALE

## NEST OR INVEST: FAMILY HOME WITH 706M<sup>2</sup> BLOCK & DEVELOPMENT POTENTIAL (STCA)

Welcome to this family home, perfectly situated in the heart of Leumeah. With a generous 706 m<sup>2</sup> block with 15m+ (approx.) frontage (R2 Zone), this property offers the ideal blend of comfort, convenience, and potential for growth. May be suitable Townhouses, Duplex and building granny flat (Subject to Council approval)

This home is perfect for first-time buyers, families, or investors seeking a property in a sought-after neighbourhood with excellent growth potential.

### Key Features:

- Three generously sized bedrooms, perfect for a growing family.
- Good sized bathroom
- Comfortable living areas
- Practical kitchen with ample storage and bench space
- Parking: Secure parking at driveway and in the garage, additional off-street parking options.

### Proximity to Amenities:

- Close to Leumeah train station (approx. 850m)
- Campbelltown Sports Stadium (approx. 1300m)
- Western Suburbs League Club (approx. 1100m)
- Transportation: Easy access (approx. 150m - 600m) to Buses to and from Liverpool to Campbelltown Hospital. Easy access to Hume Highway.
- Recreational Opportunities: (approx. 150m - 900m) Nearby parks, and sports fields for family outings and activities.

Don't miss out on this fantastic opportunity to secure a property in the vibrant Leumeah community. Contact us today to arrange an inspection!

### Online enquiry policy:

All email & online enquiries received from this website will not be attended to if a contact number & email address are not provided. To be able to view the property,

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PRICE:  
Contact Agent



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