



FOR SALE

EXQUISITE FAMILY LIVING WITH UNMATCHED ELEGANCE!

Welcome to 60 Seventh Avenue, Austral. Where modern elegance meets effortless family living. This meticulously designed home offers a perfect blend of style, space, and functionality, with high-end finishes and thoughtful details throughout. Boasting soaring ceilings, an abundance of natural light, and seamless indoor-outdoor living, this residence is ideal for families who appreciate comfort and sophistication. Whether you're entertaining in the stunning alfresco area, relaxing by the fireplace, or enjoying the convenience of a well-appointed kitchen with a butler's pantry, every inch of this home has been designed for a premium lifestyle.

Key Features Include:

- 4 Spacious Bedrooms – Master with walk-in robe, other rooms have built-in robes
- 2 Stylish Bathrooms – Plus an additional downstairs powder room
- Gourmet Kitchen – Electric cooktop, butler's pantry & ample storage
- Fireplace – A cozy centerpiece for the living space
- Seamless Indoor-Outdoor Flow – Sliding doors open to a spacious alfresco area with a ceiling fan
- Outdoor Kitchen – Equipped with a gas cooktop and sink for effortless entertaining
- Flexible Living Spaces – Option to use the downstairs bedroom as a second lounge
- Ducted Air Conditioning – Comfort all year round
- Soaring Ceilings throughout the home
- Laundry Room – Practical and spacious
- Secure Parking – 1-car garage
- Abundance of Natural Light – Bright and airy spaces throughout the home

Prime Location & Nearby Amenities:

- Walking distance to Leppington train station, bus stops and Austral Bowling Club
 - Walking distance to Austral Health Medical Centre, Orchard Early Learning Centre Austral, and local parks
 - Minutes from public and private schools, including walking distance to Austral Public School.
 - Conveniently near post office and shopping options
- This is more than just a home—it's a lifestyle upgrade. Don't miss your chance to secure this exceptional property in one of Austral's most sought-after locations!

4 BED | 2 BATH | 1 CAR

PRICE:

Price Guide \$1,149,000 - \$1,199,000

OPEN FOR INSPECTION:

N/A



Jeina Efendic

0499625559

jeina@atrealty.com.au

www.atrealty.com.au