

**106 Price Rdg, Leppington, NSW, 2179**

**House For Sale**

Thursday, 28 November 2024

**CENTURY 21.**  
Partners

106 Price Rdg, Leppington, NSW, 2179

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Opulent Living

Built to the highest of standards, this custom built home is perfectly crafted for families seeking the utmost luxury and quality. Upon entry, you are welcomed with an inviting and vast atmosphere complimented by grand 3m high ceilings and exceptional craftsmanship that is evident throughout every corner.

At the core of this home is a seamless connection between indoor and outdoor living. The spacious open-plan layout transitions effortlessly through expansive bi-fold doors to a spectacular alfresco entertaining area overlooking a sparkling inground pool.

With no expense spared from the bold, minimalist façade to the backyard oasis, every detail has been meticulously crafted to impress.

Well positioned in the popular suburb of Leppington and set within close proximity to local schools, the Lakeside Golf Course and the Emerald Hills Shopping Centre.

### Boasting:

- Five bedrooms all complete with walk-in robe and one of which with built-in robe
- Master bedroom complete with walk-in wardrobe with custom-built cabinetry, ensuite and balcony
- Spacious open plan living and dining space with floor to ceiling windows
- Custom kitchen with stone island benchtop, integrated fridge, built-in appliances and walk-in pantry
- Theatre room complete with starlight ceiling, built-in sound system, projector and theatre lounges
- Front Office/ Study Room
- Internal laundry with stone benchtop, ample cupboard space and external access
- Premium built bathrooms with floor to ceiling tiles, floating vanities with stone benchtop and rainforest showerheads, frameless glass shower screens
- Outdoor Alfresco with fully equipped kitchenette, automated shutters, built-in speakers
- Heated Inground swimming pool with Jacuzzi all controlled via AquaTEK
- Double remote lock-up garage with Built-in Storage and side access
- Security System including cameras & alarm system
- Solar Panels & Ducted Air Conditioning

### Build Details:

Approximately 12months Old

Custom Built Home

High Ceilings: Approx. 3M to Ground Floor and Approx. 2.8M to Second Floor