

# 21 Myakka Way, Leppington, NSW, 2179



Luschwitz

## House For Sale

Saturday, 11 January 2025

21 Myakka Way, Leppington, NSW, 2179

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **Modern Comfort Meets Suburban Tranquillity. A Sun-Soaked Family Home Nestled in The Heart of Leppington.**

This beautifully crafted home is a testament to modern design, comfort, and energy efficiency. Built in November 2022 by Creation Homes, this property offers the perfect lifestyle for families or investors seeking convenience and a touch of suburban serenity.

### Key features:

- North to rear aspect
- Thoughtfully designed for functional living with open plan living area
- Spacious alfresco dining and landscaped backyard surrounded by magnolia trees
- Single lock-up garage with room for storage
- Solar panel system and battery
- Rainwater tank
- Ducted air conditioning throughout

### Proximity to transport:

- Short 2.6km drive to Leppington station
- Approx. 550m to closest bus stop on Camden Valley Way

### Proximity to shops, cafes and amenities:

- Willowdale Shopping Village 950m
- Willowdale hotel 700m
- Home Co Lepping Shopping Centre 1.6km
- Willowdale park 1.2km
- Leppington Oval 600m
- Emerald Hills Shopping Village 3.8km
- Narellan Town Centre 10.3km

### Proximity to Primary and High Schools:

- Leppington Public School 2km
- Leppington Anglican College (Preschool - Grade 9) Across the road
- Amity College Leppington Campus (K - Grade 3) 850m

Distance to CBD - 48.5km drive

Whether you're searching for a family haven or a high-performing investment, this home ticks all the boxes.

Arrange your viewing today this property won't last long!

NOTE: Agent Interest