

**41 Angle Road, Leumeah, NSW 2560**



**House For Sale**

Monday, 6 January 2025

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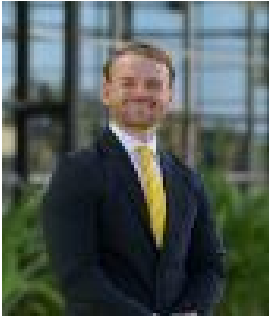
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 613 m2**

**Type: House**



James Canini  
0456731168

**\$870,000 - \$920,000**

Nestled in the heart of Leumeah, this delightful 3-bedroom home offers a perfect blend of comfort, character, and convenience. Ideal for families or first-time buyers, this charming property boasts a spacious living area, a warm and inviting atmosphere, and a low-maintenance lifestyle. Situated in a peaceful, family-friendly neighbourhood, the property is just minutes from local parks, schools, Leumeah Train Station, and major shopping centres, ensuring every convenience is within reach.

**Features Include:**

- \* Three great sized bedrooms with built in wardrobes to one
- \* Open plan living and dining
- \* Spacious kitchen with plenty of bench and cupboard space
- \* Bathroom with floor to ceiling tiles and a bathtub
- \* Internal laundry
- \* Low maintenance grassed backyard
- \* Undercover patio perfect for entertaining
- \* Garden shed
- \* Single lock up garage and a lock up carport

**Sitting on a 613.4m<sup>2</sup> block of land**

**Location Features:**

- \* 300mt to Abercrombie Reserve
- \* 1.0km to Leumeah Station
- \* 1.7km to Leumeah Public School
- \* 2.5km to Leumeah High School
- \* 2.9km to St Patrick's College Campbelltown
- \* 3.1km to Campbelltown Mall

For more information or to arrange a private inspection, contact us today!