

**916/105 Ashbrook Drive, Catherine Field, NSW,  
2557**

**Urban.** Land  
Housing

**House For Sale**

Sunday, 8 December 2024

916/105 Ashbrook Drive, Catherine Field, NSW, 2557

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Hamptons Elegance, Space and Functionality

Perfectly positioned in the Master planned Catherine Park Estate. This expansive 31 square Wisdom Home, presents an exceptional opportunity for growing families seeking space, elegance and functionality. This stunning four (4) bedroom residence with home office or guest room, sits on a generous 520m<sup>2</sup> block, offering ample space for both relaxation and entertainment.

Secure today with an initial \$2000 and exchange with 5% Deposit, Save on Stamp Duty and get creative with up to 5 different internal colour options to choose from.

### Property Features:

- Full Landscaping, fencing, front and rear garden with Driveway included
- Exchange with just 5% Deposit
- Save on Stamp Duty (Stamp Duty calculated on the value of the land only)
- Convenience and assurance of a fixed price contract
- Be part of the creative process by selecting from 5 different internal colour options.
- Generous 4 Bedrooms, master with ensuite and WIR
- 1 home office or could be used as a guest (5th) Bedroom
- Oversized/Grande Separate upper living area
- Stylish tapware in bathrooms and kitchen incl. Undermount Sink
- 20mm Stone benchtops in the kitchen and bathroom
- Stylish quality Omega appliances 900mm Stove & Oven Kitchen Omega appliances includes dishwasher and microwave
- Good sized Laundry with 20mm stone benchtops in lieu of standard
- Ducted Air Conditioning
- Downlights throughout the home
- Expansive tiled alfresco
- NBN/Optecon Ready/TV Antenna included
- Expansive 518m<sup>2</sup> block Registered
- Great Size backyard for the kids and pets Approx. 10.63m from back of home to back boundary fence

### Conveniently Located:

- 2 mins drive (8 mins walk) to St Justin's Catholic Parish Primary School (650m)
- 3 mins drive to St Benedict's Catholic College (1km)
- 5 mins drive to Oran Park Podium Shopping Centre (3km)
- 10 mins to Gregory Hills Shopping Centre (4.3km)
- 20 mins drive to Leppington Train Station (14km)
- Easy access to M5 & M7
- 20 mins approx. from the future Western Sydney Airport

For further information or to request a information pack contact Amy Boers | 0432 082 760

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

All images used are for illustrative purposes, always review contract of sale and inclusions for full details.