



#### 49 Billarga Road WESTLEIGH NSW

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Positioned on a perfect north to rear near level block in one of Westleigh's sought after locations this 4 bedroom brick home is just waiting for your family to move in and make their own. The large home features 4 bedrooms all with built in robes and ensuite to main, a spacious bathroom with separate toilet, separate lounge and dining rooms that connect to the front balcony and a family room off the kitchen that overlooks the sunny back yard and distant bush views. Whilst the home is in original condition it has been perfectly maintained and you could move in and renovate as you go. As a bonus the home features a large rumpus room with bar or convert it back to an oversized double garage with internal access or use the double carport to the side of the home. With some flair and work this property could truly be a fantastic Westleigh family home and is priced to sell quick.

**Price** : \$ 720,000

**View** : <https://www.allenandsheppard.com.au/sale/nsw/hills/westleigh/residential/house/6204403>



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Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquires. Floor Plans by Industrie Media. [www.industriemedia.com.au](http://www.industriemedia.com.au)

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