



# ALLEN & SHEPPARD.



## 16 Barkala Place Westleigh NSW

4 3 2

Lovingly and impeccably maintained, this ideal Westleigh family home is positioned on a private high side and north to rear approx. 696m2 lot with district views over the quiet cu-de-sac. The practical and versatile floorplan affords so many options with 4 large bedrooms, 3 bathrooms and 3 separate living areas ideal for teenagers, a home office or even separate accommodation. Upstairs, the home boasts 3 large bedrooms all with built in robes, a walk in robe and ensuite to the main. Downstairs the home boasts a large L shaped lounge and dining, an open casual meals area off the modern kitchen and a separate rumpus room, 4th bedroom and second Ensuite. All 3 living areas open onto a green rear lawn and garden allowing for an open flow to the home. There is the option to separate the rumpus and 4th bedroom for separate living or what a perfect teenage retreat.

With such a versatile floorplan, the added abundance of

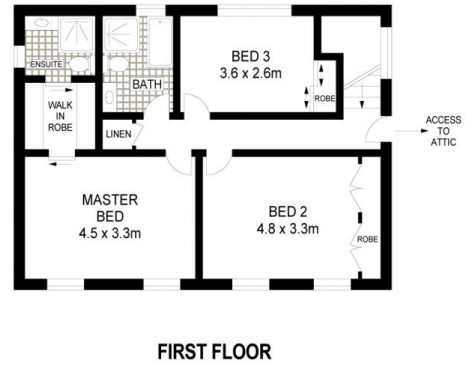
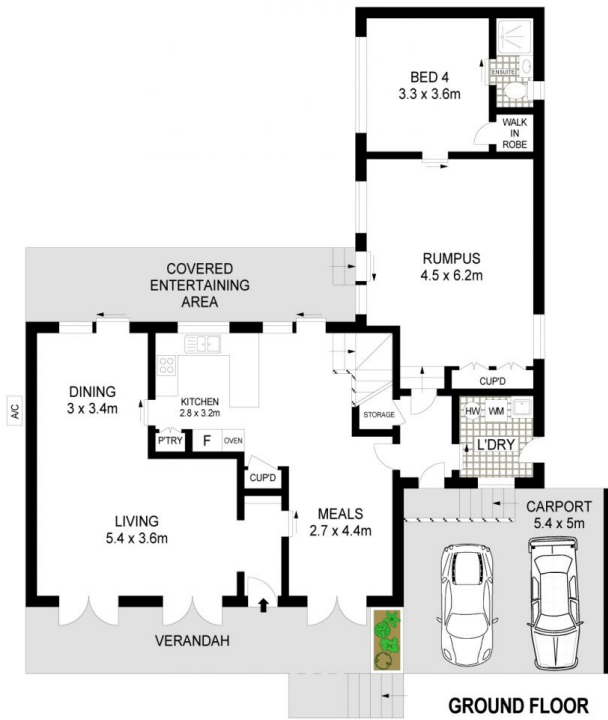
**Price** : \$ 1,210,000  
**Land Size** : 675 sqm  
**View** : <https://www.allenandsheppard.com.au/sale/nsw/hills/westleigh/residential/house/6204582>



**James Sheppard**  
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**Craig Taylor**  
02 9481 9000



Dimensions are approximate. All information contained is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.  
www.visionphoto.com.au

**16 BARKALA PLACE, WESTLEIGH**  
APPROX. INTERNAL FLOOR AREA: 187 SQM

