






36 Sefton Road Westleigh NSW

4  3  2 

SOLD to a local buyer before marketing for a Sanctuary Gardens RECORD price. Presenting as a brand-new property this quality of family homes rarely hit the market. Featuring such a large and versatile floorplan, the home boasts ample accommodation with 4 double bedrooms a brand new ensuite and new full bathroom upstairs and a large 4th bedroom or rumpus downstairs adjacent to a 3rd full bathroom. The living areas include a spacious lounge and dining that flow directly onto a private covered deck ideal for alfresco entertaining, a family room off the oversized kitchen that opens onto a second deck designed to capture the morning sun plus a rumpus, large 5th bedroom for mum or a perfect media room. Being one of the largest in "the Sanctuary" a prize winning estate yet having the independence of being positioned on a public cul-de-sac gives the new owners of this fantastic property the luxury of being able to use the 2 swimming pools, tennis/basketball court, clubhouse yet having the independence of the street front cul de sac location.

Price : \$ 1,500,000

View : <https://www.allenandsheppard.com.au/sale/nsw/hills/westleigh/residential/house/6204623>



James Sheppard
02 9481 9000



Craig Taylor
02 9481 9000

The long list of features include.

- ? Brand new paint, carpet and 2 of the 3 bedrooms.
- ? Ducted air conditioning, vacuum and gas.
- ? A large kitchen any chief would love with granite benchtops, a huge breakfast bar and 2 large pantries.
- ? The mature gardens give privacy and the multiple decks ensure there is always some sun or shade to enjoy.