

Property Package Fixed Price - Full Turnkey

Leppington HomeWorld Display Homes

57 Berkshire Circuit Leppington NSW 2179



\$1,785,000

	LAND SIZE M ² 365.3
BUILD PRICE \$1,785,000	BUILD SIZE M ² 264.05
LAND REGISTRATION Registered	EST. RENTAL RETURN P/W \$1840

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FLOOR PLAN

SINGLE DWELLING

Total Area

264.05 m²

4

2+1

2

The Ground Floor plan features a large Family room (5.9 x 4.7) with a fireplace and access to an Alfresco area (4.0 x 3.0). The Kitchen (2.7 x 4.7) is equipped with a cooktop, oven, and sink. The Dining area (4.1 x 3.0) includes a dining table and chairs. The Living room (3.0 x 3.9) has a fireplace and a TV unit. The Entry (1.9 x 1.5) leads to a Double Garage (5.5 x 5.5) with two car spaces. A Porch (1.9 x 1.5) is located near the Entry. The plan also shows a Store, Linen closet, and a staircase leading up.

Ground Floor

The First Floor plan includes four bedrooms: Bed 1 (5.0 x 3.9), Bed 2 (2.8 x 4.1), Bed 3 (2.8 x 3.0), and Bed 4 (2.8 x 3.0). Each bedroom has a wardrobe (Robe). The Gallery (5.5 x 2.7) provides a central space for the bedrooms. The Bath (1.5 x 2.0) includes a bathtub and toilet. The Ensuite (1.5 x 2.0) is attached to Bed 1. The plan also shows a Study Nook, a Wc (1.5 x 2.0), and a Linen closet. A staircase leads down to the Ground Floor.

First Floor

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

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