






34 Melanite Street Leppington NSW

3  **2**  **2** 

Price : \$ 1,330,000

Land Size : 456.5 sqm

View : <https://www.acreagesales.com.au/8074654>



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Stunning Home | Emerald Hills Estate

United Realty are delighted to present to the market this stunning, custom-built Macdonald Jones home, constructed in April 2018. Boasting high-quality luxury upgrades throughout, this home exemplifies exceptional craftsmanship and thoughtful design, ensuring every detail meets the highest standards of modern living.

As you step inside, you'll instantly feel at home with the stunning interiors and neutral tones throughout. The kitchen is a chef's delight, featuring a 900 mm gas cooktop and stove, 40 mm Caesarstone benchtops, stainless steel appliances, an integrated microwave and a walk-in Butler's pantry. Choose to enjoy your meal at the breakfast bar, or the open-plan meals area that seamlessly flows into the living room. There is also an acoustic insulated media room; cosy up and watch your favourite movie!

The main bedroom boasts a walk-in wardrobe and a stylish ensuite, while the other two bedrooms are equipped with built-in robes. The main bathroom includes a bathtub for relaxing at the end of your day.

Externally, the property continues to impress with an enclosed alfresco with bifold doors that open out to an additional covered entertaining area perfect for alfresco dining. Sealed travertine pavers lead to an in-ground mineral heated pool with thermal blanket for year-round warmth complete with seamless glass pool fencing.

There is a double garage, complete with a remote-control door and an epoxy-sealed floor and this 456.5 sq. m* block is situated on the high side of the street, offering an elevated position conveniently located close to Emerald Hills Shopping Centre and Narellan Town Centre, with easy access to Camden Valley Way, this near-new home is the epitome of modern living in a prime location.

Other features:

- Option to convert media room to fourth bedroom/study
- Laundry with built-in cabinetry and external access
- Elegant plantation shutters throughout
- Luxury vinyl wood-look Karndean flooring
- Downlights and ceiling fans throughout
- High, 2.7 m* ceilings
- Ducted air conditioning with 3-zones
- 6.6 kw solar system
- Gorgeous glass pool fence
- Main bathroom with bath
- Garden shed
- Beautifully landscaped gardens at the front and rear
- Water tank
- Pool with heat pump and smart phone connectivity
- CCTV system

* Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.



FLOOR PLAN

34 Melanite Street, Leppington



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, commission, and inaccuracies.

<https://www.acreagesales.com.au>
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1/73 John Street, The Oaks NSW 2570
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