



Designed for Modern Family Living



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8 Parade Road, Leppington

Buyer's Guide: \$900,000

This generous sized modern home in a family-friendly neighbourhood close to schools, shopping, and public transport has something (and more) for everyone to love – with separate living spaces, a north-facing alfresco entertaining area with sundrenched plunge pool, and stylish, tasteful décor throughout.

The home may be large however the maintenance is minimal – with an easy-care garden that still offers space for outdoor play for children and pets, combined with the 'as new' immaculate condition; this is a turn-key package literally – unpack, relax, and toast the good life because you will be living it!

Summary of features:

- Well designed floor plan facilitating good separation
- Four bedrooms, two fully tiled bathrooms and powder room
- Elegant kitchen: quality appliances, gas cooktop, stone benches
- Two separate living areas, one on each level and study nook

Property ID: L26253936

Property Type: House

Building / Floor Area: 156

Garages: 2

Land Area: 250.0 sqm

Sam Ruisi

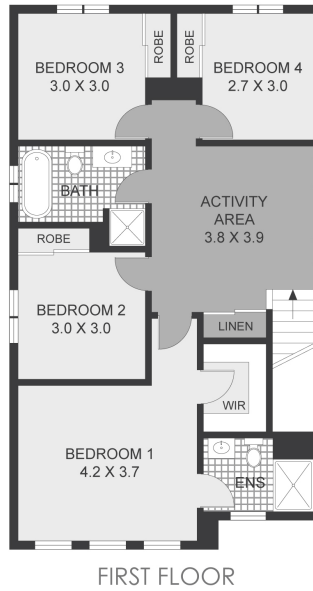
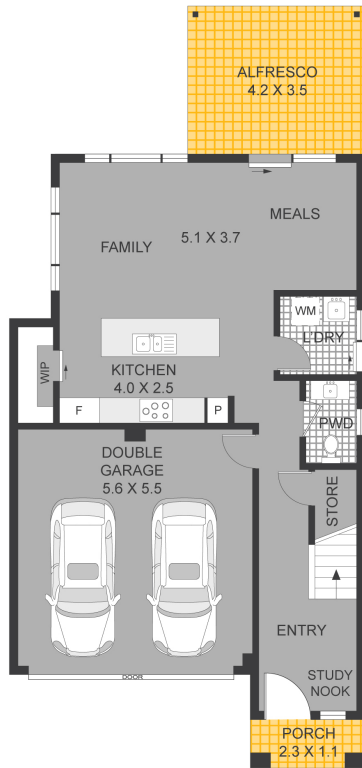
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- Covered alfresco patio perfect for socialising & relaxing
- Separate laundry with external access, Double lock-up garage and onsite parking
- Ducted reverse cycle air-conditioning for all-season comfort
- Easy-care timber look vinyl flooring, plush carpets on upper level
- Luxury deep standalone soaking bathtub in family bathroom
- Eco-friendly fixtures: slimline water tank and solar power
- Close proximity to essential and desirable amenities
- Quick easy access to both the M5 and M7 motorways
- Only 20 mins to Western Sydney Airport (opening 2026)
- Presentation is pristine, inside and out

The location, presentation, and lifestyle on offer will seal the deal for those in the market for a contemporary family dwelling that caters for the needs of its residents in every sense: comfort, design, and liveability. First time offered to market since built. This one will be red-hot at Auction, so if you have FOMO (fear of missing out), get in early with a cracking offer.

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LEPPINGTON 8 PARADE ROAD

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Raine & Horne
Wetherill Park