



11 Tahlee Crescent Leumeah, NSW      3      2      4

### Unique with Quality

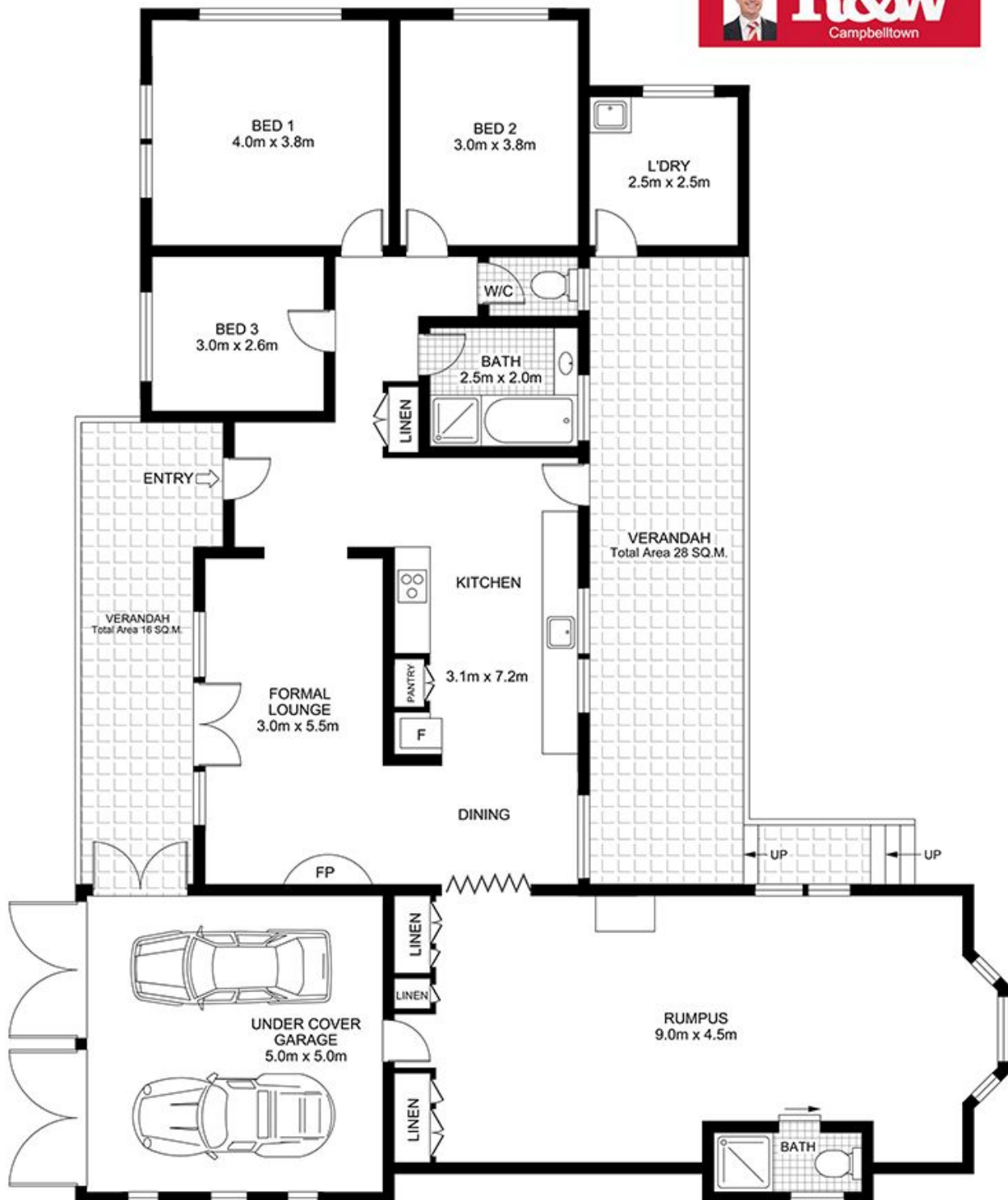
- \* Well positioned family home set on 822 sqm block
- \* Features 3 large bedrooms with a potential 4th bedroom or rumpus room
- \* High quality new kitchen with SMEG appliances and Caesarstone bench tops, polished timber floors
- \* Extras include new colourbond fencing, double carport plus workshop, restored roof, new gutter and fascias, reverse cycle air conditioning plus more
- \* Close to schools and transport
- \* Don't delay, first inspections at the launch!!

Price:      Offers above \$420,000



**Gary Luke**  
0418 451 105





**GROUND FLOOR PLAN**

GROSS INTERNAL FLOOR AREA 176 SQ.M.  
VERANDAH AREA 44 SQ.M.

APPROX. GROSS FLOOR AREA 220 SQ.M. / 2368 SQ.FT.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purpose only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

