



4/8 Leech Close Narara, NSW

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### Convenient Location

Located in a quiet cul-de-sac, this inviting two bedroom villa is renovated with a modern kitchen and well-maintained floating floorboards. The air conditioned living space with ceiling skylight creates a cozy atmosphere for relaxation and entertainment while the two bedrooms offer plenty of storage space. Outside, the private backyard presents opportunities for gardening and relaxation, alongside a sunny outdoor deck. The kitchen is appointed with Caesar stone bench tops and modern appliances, and the bathroom is fitted with overhead heat lamps perfect for cold weather.

This villa is just minutes to Narara train station, shops, parks, and schools. A back gate in the estate also allows shortcut walking access onto Deane Street.

- Split system A/C in living room
- Private garden and deck
- Bathroom with heat lamps
- Combined lounge and dining with floating floorboards
- Two spacious bedrooms with built in robe to the main

**Price:** \$505,000 - \$525,000  
**Council Rates:** \$1,110.62/year (approx)  
**Water Rates:** \$912.89/year (approx)



**Adrian Knight**

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Floor Plan

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

4/8 Leech Cl  
Narara



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