



25 Brolga Way Westleigh, NSW

4 bed | 2 bath | 2 car

## Modern Family Living In Mirvac Luxury "Sanctuary Gardens"

Nestled peacefully in Mirvac's private luxury development 'Sanctuary Gardens', this beautifully-presented home offers a relaxing family lifestyle with both formal and casual living areas, four bedrooms and inviting alfresco settings for year-round entertaining. Combined with the award-winning development's outstanding residents' leisure facilities, including a Clubhouse, two pools, tennis court, bbq facilities and parks, you will enjoy superb resort-style living, enhanced by its convenient position, a stroll to local shops, eateries, popular schools and transport.

- Stylish & cosy living room with feature gas fireplace leads into adjoining dining room
- Dining room opens to charming north-facing courtyard with water feature
- Family room flows to covered outdoor entertaining & manicured garden with level lawn
- Open-plan timber kitchen with stone breakfast bar & European s/s gas appliances
- Sun-filled Master bedroom with ceiling fan, fitted walk-through robe & modern ensuite
- Three additional generous-sized bedrooms appointed with mirrored built-in robes
- Light & bright fully-tiled family bathroom with bath & separate shower,
- Downstairs powder room and under stairs storage
- Fitted laundry with external access to clothes drying area, linen closet, ample storage
- Ducted, zoned r/c air, B2B alarm, gas bayonet for bbq, Rinnai on-demand gas hot water
- Automatic DLUG with workshop area & internal access, additional driveway parking

### Leonie Piper

m: 0435 750 620

t: 9061 3188

e: [leoniep@mcygroup.com.au](mailto:leoniep@mcygroup.com.au)