




### 45 The Sanctuary Drive Leonay NSW

6  3  4 

Nestled deep in the heart of Leonay, this impressive and bespoke residence cultivates a sense of excitement with its contemporary design and palatial proportions. Generous servings of formal and informal living space compliment the gourmet kitchen that's equipped with a selection of high end appliances. Social gatherings can be enjoyed alfresco, basking in the cabana on the beautiful double sized day beds by the resort style pool or enjoyed competing on the putting green. Expertly crafted by a local reputable builder, this home is simply breathe taking.

- + Alarm & security system with seven surveillance cameras
- + IT nook in storage cupboard
- + Siemens ovens x 2 + plate warmers

**Type** : House  
**Price** : \$ 1,850,000  
**Land Size** : 980 sqm  
**View** : <https://www.aitkenre.com.au/8058449>



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[For full version visit the website](https://www.aitkenre.com.au)

Ground floor  
96.7 sq.m. approx.



1st floor  
194.3 sq.m. approx.



2nd floor  
73.0 sq.m. approx.



TOTAL FLOOR AREA: 364.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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