






### 15 Cliffbrook Crescent Leonay NSW

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Nestled within the highly sought-after suburb of Leonay, a golden opportunity awaits you to secure your own slice of suburban paradise. Presenting a modest yet promising three-bedroom home that is positioned only moments away from some of the Nepean Regions great local amenities. Whether you envision a contemporary redesign, a cozy cottage vibe, or simply an excellent opportunity to enter the market and a place to call home, this blank canvas eagerly awaits your personal touch and creative flair.

- + Split system air conditioning
- + Built in robes to two bedrooms
- + Separate toilet
- + Internal laundry
- + Spacious living zone

**Type** : House  
**Land Size** : 607 sqm  
**View** : <https://www.aitkenre.com.au/8059008>

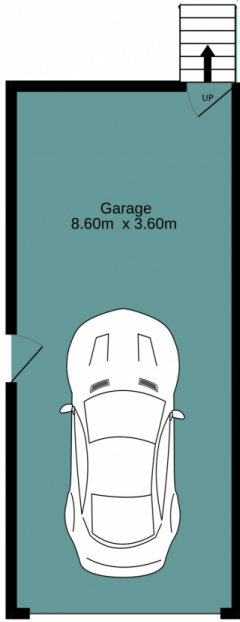


**David Reeves**  
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[For full version visit the website](https://www.aitkenre.com.au)

Ground floor  
31.4 sq.m. approx.

Entrance floor  
115.5 sq.m. approx.



 **Jim Aitken**  
Partners



TOTAL FLOOR AREA : 146.9 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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