



# WESTLEIGH

9 Castle Circuit

## Well maintained family home minutes from convenience

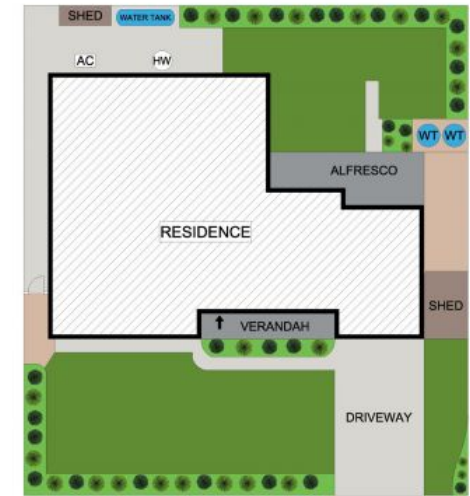


Ideally located in tightly held Westleigh, this single-level brick home offers comfortable family living combined with unmatched convenience, boasting a position that's around the corner from Westleigh Village. Offered for the first time in 49 years, this home includes original, well maintained interiors, providing the scope to move straight in, or renovate to your desire!

- Four well appointed bedrooms, ensuite to master
- Built in robes to three bedrooms, extra storage cupboards
- Formal lounge and dining rooms, billiard room with bar
- Eat-in kitchen with ample storage space
- Sunroom at rear, filled with natural light
- Internal laundry with additional toilet
- Combined carpeted and tiled flooring, ducted air-conditioning
- Manicured front and back gardens, outdoor alfresco space
- Double lock up garage with internal access

For further information please contact Josh Saliba on 0400 231 424.

We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.



SITE PLAN (NOT TO SCALE)



FLOOR PLAN

Josh Saliba 0400 231 424

**SALIBA** Estate Agents

## 9 Castle Circuit Westleigh

Internal Size : 260.1 Sqm  
Land Size : 695.6 Sqm

DISCLAIMER

DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE  
THEY ARE NOT TO SCALE AND NO LIABILITY BE ACCEPTED