



# WESTLEIGH

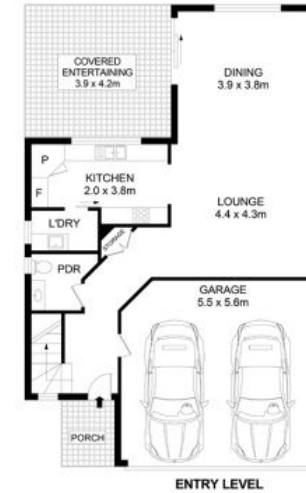
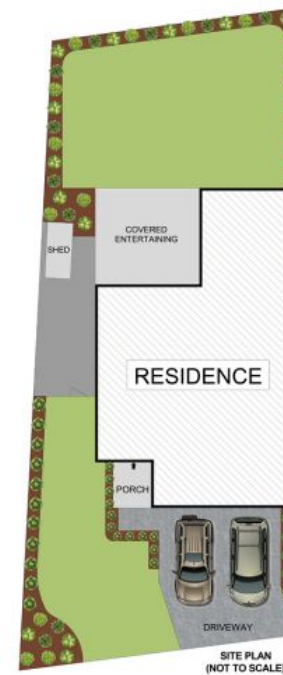
22 Brolga Way

## Delightful opportunity within prestigious Sanctuary Gardens



Showcasing exceptional space and style, this family residence is nestled in the sought after Sanctuary Gardens Estate and promises a wonderful lifestyle opportunity of low maintenance and convenience. Presenting functional and modern interiors that seamlessly flow to a sun-lit outdoor living arrangement, this home is situated to offer resort like amenities, including a fully equipped clubhouse, pool with BBQ facilities, separate heated lap pool and spa, and tennis and basketball courts.

- Peaceful location in well managed, community living
- Three spacious bedrooms, ensuite and walk-in to master
- Open plan living and dining space blends to outdoor area
- Kitchen with gas cooking overlooks level rear garden
- Covered outdoor entertaining captures natural light
- Main bathroom with bath, separate powder room downstairs
- Elevated balcony on upper level leads from two bedrooms
- Ducted air conditioning, internal laundry, bright interiors
- Double lock up garage with additional off street parking



### 22 Brolga Way, Westleigh

Disclaimer- Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan

INTERNAL AREA	>	134 SQM
EXTERNAL AREA	>	36 SQM
TOTAL AREA	>	170 SQM

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.

Josh Saliba 0400 231 424

**SALIBA** Estate Agents