

22 Merriwa Avenue, Hoxton Park, NSW 2171



Sold House

Wednesday, 3 April 2024

22 Merriwa Avenue, Hoxton Park, NSW 2171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Shafeel Haq
0452054290

\$1,101,000

TEAM SHAFEEL HAQ - HOXTON PARK AREA SPECIALISTS-----Perfect Family Home In Quiet Cul De Sac Located in a whisper quiet cul-de-sac in Hoxton Park is this immaculately presented single level home. The street appeal and neatly manicured front yard is sure to captivate your attention. This home makes the perfect haven for families and or investors alike. Upon entering you are welcomed by large windows drenching each room with natural light, spacious open plan kitchen and living and yard featuring oversized pergola, an entertainers delight! With a functional floorplan of four bedrooms and separate formal lounge and dining this home makes the perfect stomping ground for all young and established families. A low maintenance yard and undercover quarter for entertaining this home offers it all in addition to its locale with all amenities. Local Reserves, Hoxton Park Public school, Carnes Hill Marketplace and public transport are all in close proximity including M7 & M5 motorways. Property Features Include: _ Manicured front yard_ Formal lounge/living area with cascading masses of light_ Open plan living, dining and kitchen area with external access to oversized undercover pergola_ Neat corner kitchen with gas stove and breakfast bar overlooking the yard_ Tiled and floating boards throughout the main living area_ Bedrooms are carpeted with robes_ Master room has an en-suite_ Internal sizeable Laundry_ Split System Air conditioning in each room_ Tiled undercover pergola for entertaining_ Double lock up garage with access to the rear Our recommended and award-winning broker: Daniel Pym 0412 838 490 <https://broker.loanmarket.com.au/loan-market-castle-hill/> Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given to or by Ray White Castle Hill or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.