

**22a Mawbanna Close, West Hoxton, NSW 2171**



**Sold House**

Monday, 14 August 2023

22a Mawbanna Close, West Hoxton, NSW 2171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 312 m2**

**Type: House**



Mathew Bell  
0409241419

**\$870,000**

This three bedroom home is going to be ideal for a family looking to break into the real estate market. Located within a stones throw to shops, schools and parks, the home features three living areas, a downstairs toilet and a double garage. This is much loved home is now looking for its new owner. . Queen sized master bedroom with a large built in wardrobe . A neat bathroom with shower, bath, vanity and toilet . Kitchen with electric cooktop, range hood, dual sink, a near new oven and plenty of pantry space . Lounge at the front with tiled floors, leads into formal dining room . Family room is open at the rear with the kitchen and sliding doors to the yard . Internal laundry with door to the yard . Downstairs toilet with large linen press . Alfresco at the rear of the house provides great outdoor space . A grassed, fully fenced front yard gives a place for the kids to play . Low maintenance back yard with veggie patch and fruit trees . Double lock up garage with automatic doors . 312m2 block of land in a great location . Extras include, alarm, security doors, downlights and plenty of storage space . Potential rental return of \$550 per week (approx.) . Only a 5 minute drive to Carnes Hill Market Place . 20 minutes to Cabramatta, Fairfield and Liverpool . Auction on Saturday 5th August at 2:00pm on site