

# 23 Dryander Avenue, West Hoxton, NSW 2171



## House For Sale

Tuesday, 6 February 2024

23 Dryander Avenue, West Hoxton, NSW 2171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



Frank Polistina  
0296015999

## **Auction Unless Sold Prior**

Welcome to 23 Dryander Avenue, West Hoxton – a true masterpiece of architectural design. This single-story master-built haven seamlessly blends modern aesthetics with a touch of retro charm. Entertainment reaches new heights with a grand theatre room, complete with a top-tier projector and screen, offering the perfect setting for movie nights and immersive experiences. The open living area seamlessly integrates a modern and highly functional kitchen, creating the heart of this home. Noteworthy features include the raked ceilings that not only flood the space with natural light but also contribute to maintaining a comfortable temperature year-round. The central focal point, a large bar area, connects effortlessly to all living spaces, providing an ideal setting for gatherings and celebrations. Step outside into a haven of tranquility with meticulously manicured gardens, an inbuilt BBQ area, and a convenient serving window connecting the kitchen to outdoor festivities. The double garage offers both internal and external access to the alfresco area, ensuring convenience for seamless indoor-outdoor living. Additional highlights include a strategically placed laundry with an extra toilet, wide hallways that enhance the sense of space, and thoughtful touches throughout that make this residence a true gem. Close to Western Sydney Regional Parklands, shops, motorways, public transport and schools. Indulge in the perfect blend of style, comfort, and functionality at 23 Dryander Avenue. Your dream home awaits. For inquiries and viewings, contact Frank Polistina of Elders Real Estate Liverpool - Leppington on 0407 406 673