

23 Mawbanna Close, West Hoxton, NSW 2171

Raine&Horne.

House For Sale

Thursday, 30 May 2024

23 Mawbanna Close, West Hoxton, NSW 2171

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 514 m2

Type: House



Aldo Ianni

0433644566



Sam Ruisi

0297251445

Auction at Doltone House, Club Marconi, 26 June

Move the family to this spacious brick and tile home tucked away at the very end of a cul-de-sac adjoining public reserve on one side, and embrace the privacy, convenience, and lifestyle on offer in this quality neighbourhood in close proximity to public and independent schools, parks/reserves, public transport, and shops. On a fenced 514.4m² block with approximately 16-metre frontage - the garden is ultra-low maintenance and suitable for children and pets to play outdoors safely and securely; and it's also walking distance to two fabulous dog parks where your canine companion(s) will make many new friends, and so will you. Summary of features:

- Immaculately presented, lovely street appeal from front
- Five bedrooms: 3 with built-ins, main with walk-in robe
- Main bedroom with attractive bay window inviting in light
- 2 bathrooms - ensuite to main bedroom & family bathroom
- Study plus three separate living areas to suit all occasions
- Well-equipped central u-shaped kitchen with breakfast bar
- Double lock-up garage & gated side access for extra vehicles
- Pergola on northern side for alfresco entertaining & relaxing
- Split system air-conditioning, ceiling fans, easy-care flooring
- Well designed floor plan could be adapted for dual living
- Garden shed in backyard, room for trampoline, cubby etc
- Only one direct neighbour - maximising privacy & light
- Excellent condition inside & out - nothing to spend or do
- 5 minute drive to Carnes Hill shops, quick access to M7
- 15 minutes to Western Sydney Airport (opening in 2026)

This is the complete package - a home with room for everyone, single level living suitable for all ages and stages in life (no stairs), in a fabulous location close to all the essential amenities as well as lush green parks and reserves; this could very well be your forever home for all the above reasons. Are you thinking of purchasing this property as an investment? Speak with our Property Management team about how we can assist you!

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