

**30 Dixon Avenue, Frenchs Forest, NSW 2086**



**House For Sale**

Thursday, 21 March 2024

30 Dixon Avenue, Frenchs Forest, NSW 2086

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 638 m2**

**Type: House**



Peter Capindale  
0299823553



Karen Buckley  
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## **Auction Sat 13 April at 2pm On-Site**

\* Please watch the video to hear what the owners love most about the home. Holding a private elevated setting with views over the treetops, this sun-filled home overdelivers in terms of space, style and liveability in a quiet neighbourhood pocket renowned for its friendly community vibe. Fresh, bright and inviting, the two-storey layout is perfectly configured for family living with multiple living areas, plus a lower level fourth bedroom and office which could serve as the perfect teen/guest retreat. The interiors connect to an all-weather alfresco lounge, private landscaped backyard and covered entertaining pavilion, which makes day-to-day living a dream. Comfort and convenience are offered in equal measure, located within walking distance to Skyline shops, reserve, bush trails, CBD buses and close proximity to schools and beaches. - Instantly impresses with its landscaped front garden and appealing facade - Light and airy free-flowing living/dining space anchored by timber floors - Stone finished kitchen with stainless steel gas appliances, dishwasher and meals bar - Three restful bedrooms fitted with built-in wardrobes rest on the upper level - TV/playroom, lower-level study and 4th bedroom/teen or guest retreat - Modern fully tiled bathroom with bath and stone vanity, guest powder room - All-weather alfresco room opens via bi-folds to the child-friendly garden - Covered entertaining setting; perfect for outdoor dining on balmy summer nights - Instantaneous gas hot water, solar panels, air conditioning, ample storage - Double garage with internal access, additional driveway parking for two cars- 150m to Jimada Reserve, 400m to buses on Iris Street, 650m to Skyline shops - 2.1km to Beacon Hill Public School, 2.5km to Oxford Falls Grammar School