

# 5 Hoxton Place, Spring Farm, NSW 2570

## Sold House

Friday, 1 September 2023

5 Hoxton Place, Spring Farm, NSW 2570

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 630 m2

Type: House



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**\$1,315,000**

Brand new & ready to occupy, this is the last property left in this exclusive subdivision. Offering an expansive dual occupancy opportunity to the market, perfect for the larger blended family looking to combine households or the savvy investor. Exceptionally appointed, the main home has 4 generous bedrooms (main with WIR & ensuite), built in robes to the remaining three. The property offers tiled floors throughout, 3m high ceilings, ducted air conditioning, video intercom & alarm system & LED down lights. The super spacious kitchen is the centrepiece of the home & offers stunning 40mm marble look stone bench tops, 900mm stainless steel appliances, gas cooking & walk in pantry. There is an oversized open plan living/dining area, modern bathrooms + powder room, all with floor to ceiling tiles & neutral colour tones & an under-cover al-fresco that overlooks the large family friendly yard. The granny flat offers one oversized bedroom, with built in robe, large living area, tiles throughout, air conditioning, alarm system, 3m high ceilings, LED down lights, a modern well appointed bathroom & it's own private yard. Property Highlights: + five bedrooms, three bathrooms in total + exceptionally strong rental return of approx. \$1100 per week + double lock up garage + situated at the end of a newly developed cul-de-sac Location Highlights: + easy access to the Camden Bypass & M5 Motorway + minutes drive to Spring Farm Shopping Centre + walk to Spring Farm Public School, parks & playgrounds, including Riverside Park. For further information or to arrange an inspection, be sure to contact your Real Property Specialist, Mitchell Angel on 0466 269 487. Please note, photos have been virtually staged for marketing purposes.\* Real Property Specialists believe that all the information contained herein is true and correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.