

**10 Gatto Place, West Hoxton, NSW 2171**

**Professionals**

**House For Sale**

Wednesday, 3 July 2024

10 Gatto Place, West Hoxton, NSW 2171

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 611 m2**

**Type: House**



Stuart Zullo

0297316204

## **Auction \$1,200,000 Guide**

An outstanding opportunity for the large or extended family. This immaculate home features a downstairs 5th bedroom with en-suite, 3 living areas, study, double garage, and outdoor entertaining area, and is a short walk to Clancy Catholic College and Western Sydney Parklands. Features Include:- Entry Area: Welcoming and spacious.- Formal Living and Dining: Perfect for hosting guests.- Open Plan Kitchen, Meals, and Family Room: Ideal for family gatherings.- Large Upstairs Retreat/Sitting Room: Additional space for relaxation.- Upstairs Study: Perfect for a home office or study area.- Main Bedroom: Luxurious en-suite with corner bath, walk-in robe, and built-ins to all upstairs bedrooms.- 5th Bedroom Downstairs: Includes a large en-suite and walk-in robe.- Ducted Air-Conditioning Upstairs: Plus split system air-conditioning downstairs.- Kitchen: Features gas cook top, wall oven, generous bench and cupboard space, and overlooks the sunny rear yard.- Custom Fitted Laundry: Added bench space for convenience.- Flooring: Tiled downstairs, timber-style floors upstairs.- Outdoor Entertaining Area: Perfect for family gatherings and entertaining guests.- Great Size Block: 611.4 m<sup>2</sup> (approx.) in a high position.- Newly Painted Driveway and Outdoor Entertaining Area- Parking: Double garage plus off-street parking.- Perfect Family-Friendly Location: Surrounded by quality homes. A short drive to shopping centres, schools, M7 motorway, and more. Motivated owners are selling, do not miss this fantastic opportunity!