

**31 Solander Avenue, West Hoxton, NSW 2171**



**House For Sale**

Wednesday, 19 June 2024

31 Solander Avenue, West Hoxton, NSW 2171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 600 m2**

**Type: House**



Glen Craigie  
0401529930



Leo Guzman  
0420412047

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

Tasteful updates, sublime outdoor areas and a prized rear north aspect combine to ensure a harmonious living environment in this excellent family home. Its quiet cul-de-sac position is minutes to Carnes Hill Marketplace and Michael Clarke Recreation Centre.- Choice of spacious formal and casual living and dining zones- Generous covered outdoor area for year-round entertaining- Sparkling in-ground pool and private child-friendly backyard- Pristine stone gas kitchen offers dishwasher and breakfast bar- Four relaxing bedrooms with built-ins, main suite has walk-in- Two recently renovated bathrooms, main features rain shower- Dedicated rumpus, home office and ducted air conditioning- LED downlights, slow combustion fireplace, timber/tiled floors- Alarm, generous storage, dual garage and driveway parking- Currently leased until January '25, generating \$850 per week