

**38 Monica Avenue, Hassall Grove, NSW, 2761**



**House For Sale**

Sunday, 8 September 2024

38 Monica Avenue, Hassall Grove, NSW, 2761

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Luke Harrison

## HOUSE & GRANNY FLAT

Luke Harrison and the team at Ray White The Tesolin Group are proud to introduce to the market this immaculate family home and granny flat. Located in a whisper quiet street, this enviably positioned block is surrounded by some of the most palatial homes in Hassall Grove.

This beautiful home redefines class and elegance, this sophisticated residence has had no expense spared to create a breathtaking home that exceeds all expectations.

Distinguished by impeccable inclusions, superior quality, and an expansive floor-plan, it reveals a sequence of multiple living and dining areas flowing seamlessly to large undercover pergola area leading to a huge backyard.

A distinctive facade generates instant street appeal with a spacious driveway and manicured front yard with its free-flowing layout design, this property is sure to be drenched in ample natural sunlight- this one is rare. Welcome Home

### Home Inclusions:

- 3x expansive bedrooms with built-ins
- Oversized bathroom
- Large drive through garage
- additional Study/4th bedroom
- Separate living rooms
- Stainless steel appliances including dishwasher
- Carpet and floorboard throughout
- Face fronting windows allowing plenty of light
- Large open backyard

### Granny flat inclusions:

- 2x expansive bedrooms with build ins
- Open plan kitchen and living area
- Additional storage and cupboard area
- Seperate laundry
- Secluded private entry and backyard

Positioned in the prized community of Hassall Grove, convenience is the key word

### Key location highlights:

- Goodstart Early Learning (90m)
- Hassall Grove Plaza (350m)
- St Clare's Catholic High School (550m)
- Hassall Grove Public School (350m)
- Richard Johnson Anglican School (4min Drive, 1.4km)
- Plumpton Marketplace (5min Drive, 1.7km)
- Marsden Park Sydney Business Park (9min Drive, 4.3km)
- Close proximity to the entrance of M7

Call Luke Harrison to arrange an inspection today on 0435 900 439

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