

# 23 Montefiore Avenue, West Hoxton, NSW 2171

community first  
real estate

## House For Sale

Wednesday, 17 January 2024

23 Montefiore Avenue, West Hoxton, NSW 2171

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 425 m2

Type: House



Darrin Smith  
0438880600

## **Auction**

Surrounded by beautiful parkland, local schools, bike tracks & dog parks all contributes to making this the perfect family home, in the perfect location. Offering a spacious formal living, formal dining, large family/rumpus, generous size kitchen & meals area overlooking the covered entertainment area & landscaped gardens. Moving to the 2nd level you have 5 good size bedrooms with built in robes, ensuite & walk in robe to the main bedroom, upstairs living-room providing the ideal space for teenagers. All this with a double garage with internal access & spa pool for hours of fun on a hot summers day. Key points & other features > Ducted Air-conditioning > Natural Gas, heating, cooktop & HWS > 2 Bathrooms upstairs & downstairs powder room > Total of 3 Toilets > Easy care gardens & great yard for kids or pets > 3 minutes walk to Clancy Catholic College > 4 minutes drive from Greenway Park Public School > 5 minutes to Carnes Hill Shopping Centre with cafes & restaurants > 11 mins drive to Edmondson Park Train Station > Easy access to M5 & M7 Motorways > Off Street parking for 4 cars (2 in the garage & 2 in the driveway) > Council Rates \$454 per qtr > Water rates: \$174 per qtr + usage