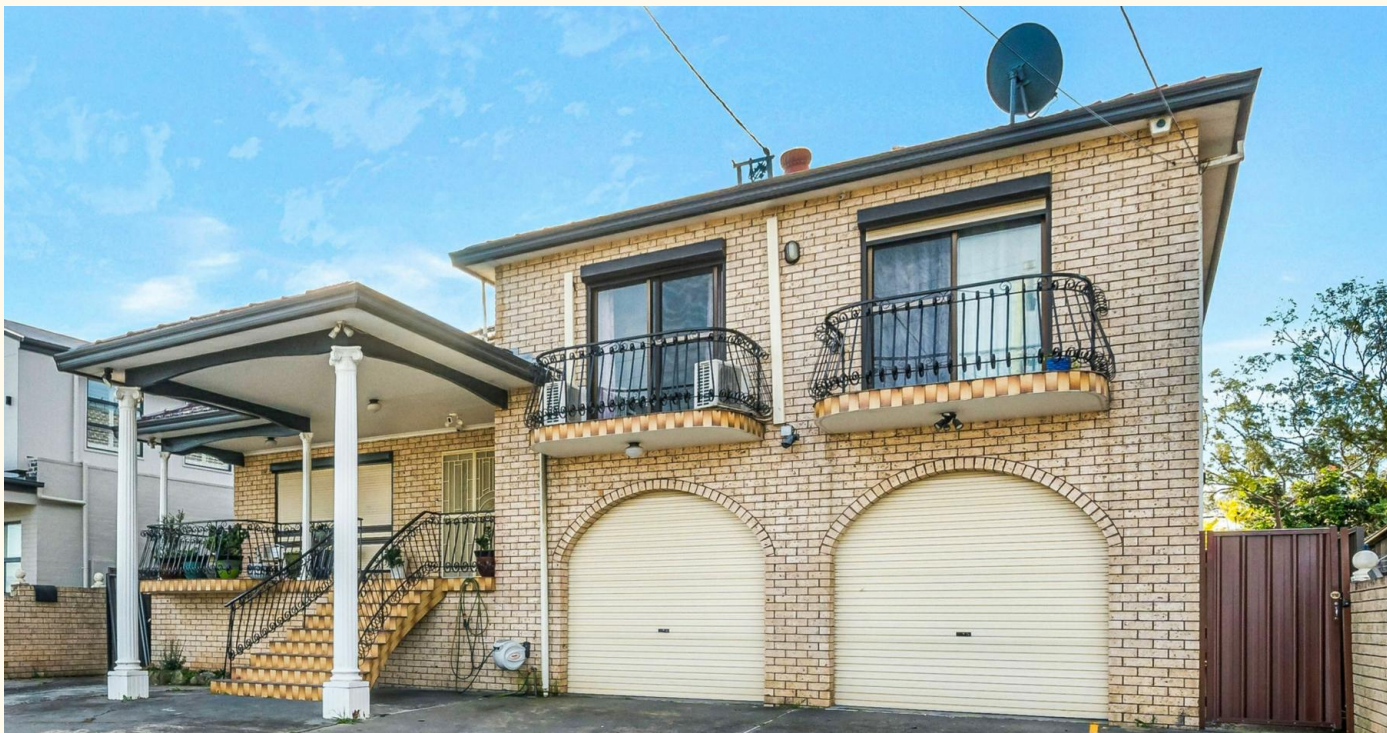




377 Cabramatta Road West, Cabramatta

FULL BRICK MANSION, 1018m2 BLOCK.

Huge Master Built, Split Level Residence.
Double brick construction with suspended concrete slabs to all levels,
MUST BE SOLD!

Owner frustrated, ready and eager to downsize to a smaller home.

OFFERS CONSIDERED PRIOR TO AUCTION. DELAYED SETTLEMENT CAN BE DISCUSSED.

They don't build homes like this any more and this beauty, **WILL SELL UNDER REPLACEMENT COST.**

Sitting high with commanding local views and great exposure. This home would suit a large family after their own space and privacy and would also be absolutely ideal for home business.

The 4 car, high clearance drive through garage offers several storage options, plus potential office space and amenities. Impressive U shaped driveway, both driveways have remote control gates allowing easy access with camera surveillance.

5 3 6

AUCTION

Sat 8th Aug @ 2:00PM

VIEW

Sat 18th Jul @ 2:00PM - 2:30PM

AGENTS

Graham Ball
0412 778 855
graham.ball@ljhooker.com.au

Dane Ball
0450 028 635
dane.ball@ljhooker.com.au

AGENCY

LJ Hooker Edensor Park | Green Valley
(02) 9823 8888

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Enjoy the massive sunny rear north facing 16.76m X 60.96m2 = 1018m2 block with a detached brick veneer sleepout that adds further value.

Backing onto public school with bus at door, takes the stress out of life. Only minutes to Cabramatta CBD and Railway Station.

The bedroom sizes, multiple living and entertaining areas plus the potential on offer along with the owner being highly motivated to sell gives you a great opportunity to secure a grand residence that will appeal to all family members. See you at the open parking on site is welcome. See you then.

MORE DETAILS

Property ID	D0SHUC
Property Type	House
Land Area	1018 m2
Including	Ensuite Toilets (3)

Graham Ball 0412 778 855

Senior Sales Executive | graham.ball@ljhooker.com.au

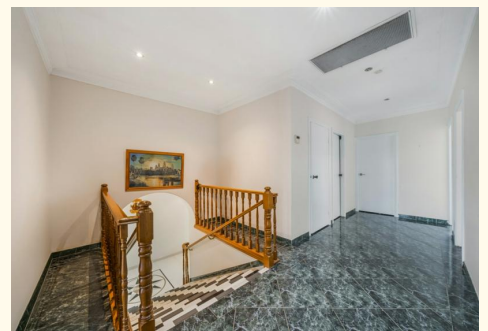
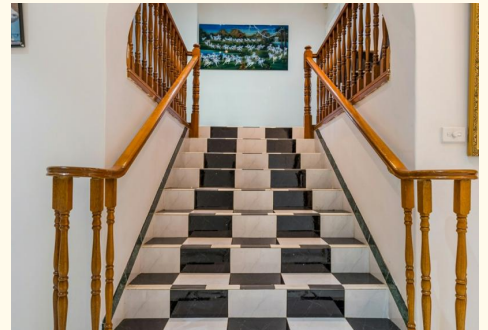
Dane Ball 0450 028 635

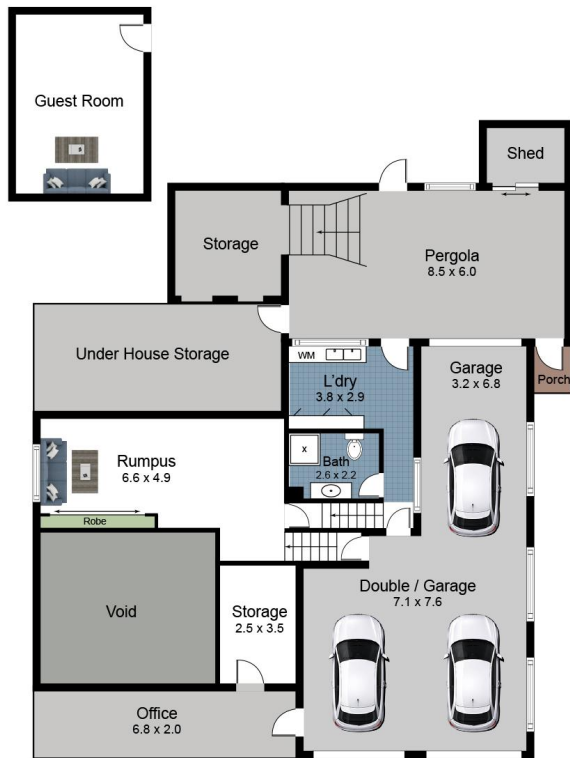
Sales Associate | dane.ball@ljhooker.com.au

LJ Hooker Edensor Park | Green Valley (02) 9823 8888

Shop 8, 207-215 Edensor Road, Edensor Park Plaza, EDENSOR PARK NSW 2176

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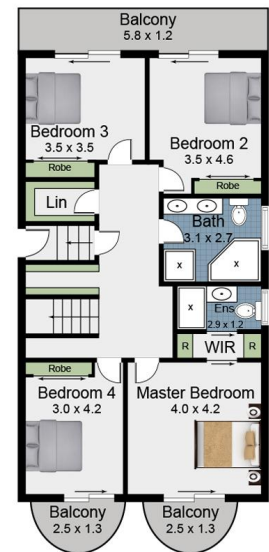




Ground Floor



First Floor



Second Floor



**377 Cabramatta Road West
Cabramatta 2166**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.

LJ Hooker