






11 Matthews Avenue, East Hills

4  2  1 

## Solid Double Brick Four Bedroom Home with Mostly Single-Level Appeal.

Perfectly positioned in a quiet and family-friendly pocket of East Hills, this quality-built single-level duplex presents an exceptional opportunity for families, downsizers and savvy investors alike. Showcasing a practical floorplan, solid double brick construction and low-maintenance living, this home offers the ideal balance of comfort, convenience and everyday functionality.

Designed for effortless living, the residence features generous open-plan living and dining spaces, four well-proportioned bedrooms and two modern bathrooms, all thoughtfully arranged across a single level. The seamless layout is complemented by quality finishes, abundant natural light and a private outdoor setting, creating an inviting home ready to move straight into.

Conveniently located close to local schools, parks and shops, this fantastic home is also just a 13-minute walk to East Hills Train Station, providing easy access for commuters while delivering a lifestyle of comfort and convenience in one of the area's most sought-after locations.

### AUCTION

Sat 25th Jul @ 2:30PM

### VIEW

Sat 4th Jul @ 1:30PM - 2:00PM

### AGENTS

James Trivor  
0422 696 125  
james.trivor@ljhooker.com.au

Phillip Botonis  
0426463228  
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### AGENCY

LJ Hooker Padstow  
(02) 9771 1177

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.



- Quality double brick construction
- Single-level duplex on approximately 318sqm
- Four spacious bedrooms with two modern bathrooms
- Open-plan living and dining designed for family comfort
- Low-maintenance outdoor area with private entertaining space
- Single lock-up garage with internal access

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

## MORE DETAILS

Property ID	1F3HFAE
Property Type	DuplexSemi-detached
Land Area	318 m2
Including	Ensuite
	Air Conditioning
	Alarm
	Close to Schools
	Close to Shops
	Close to Transport
	Openable Windows

### James Trivor 0422 696 125

Sales Agent | james.trivor@ljhooker.com.au

### Phillip Botonis 0426463228

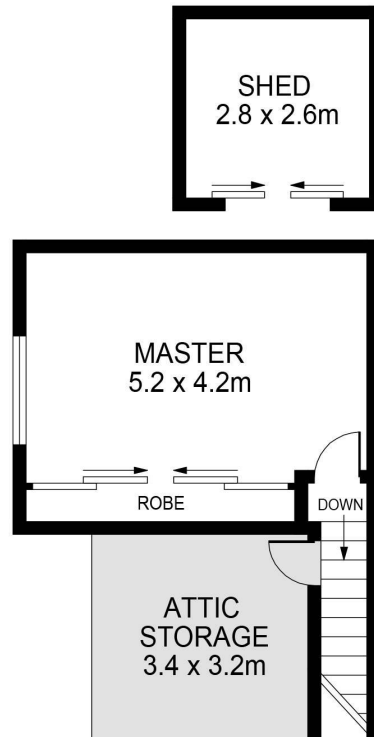
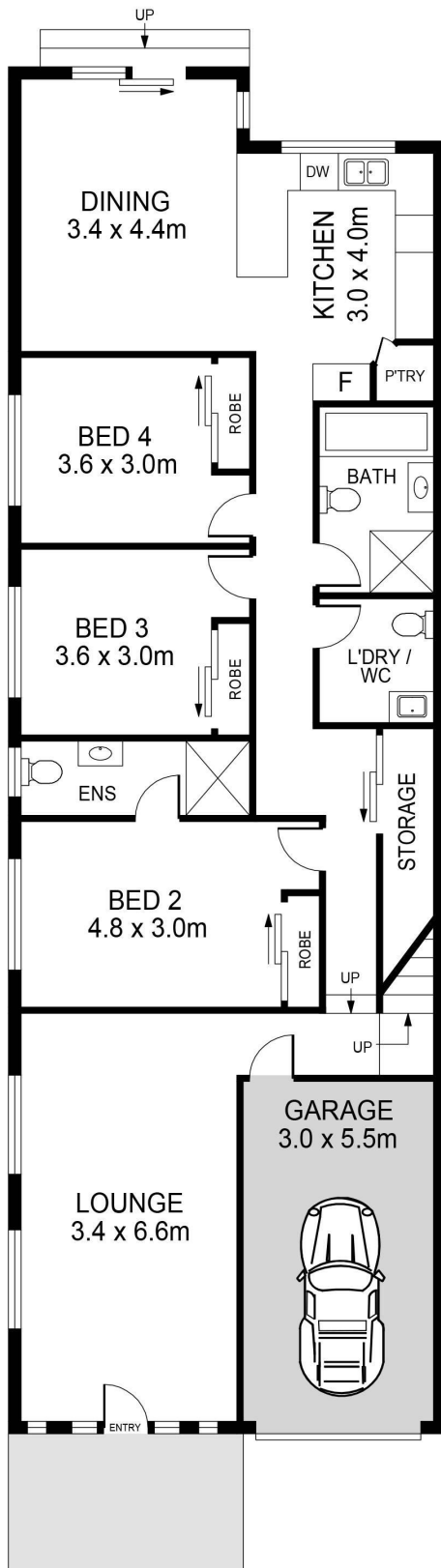
Sales Associate | phillip.botonis@ljhooker.com.au

### LJ Hooker Padstow (02) 9771 1177

2 Padstow Parade, PADSTOW NSW 2211

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SITE PLAN

## 11 MATTHEWS AVENUE, EAST HILLS

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.  
 PLANS BY PROPERTY INTELLIGENCE MEDIA 1300 20 30 38



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