



## Fairfield West, 444 Hamilton Road

MASTER BUILT, IDEAL FOR 2ND FAMILY + HOME BUSINESS

AFTER A 1ST CLASS BUILD AND YOU CAN MODERNISE TO YOUR STANDARD

Vacant, owner retired, 100% will be sold!!

Forget building your dream has come true. Solid as a rock, split level design, excellent brickwork,

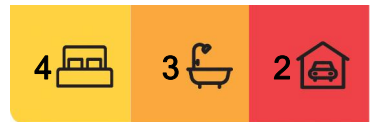
double brick construction, 2 suspended concrete slabs, 3 massive storage areas underneath + a gigantic garage, internal access, and a cool room. Oregon timber and terracotta roof tiling. High 9 ft ceilings and only 7 steps to each level.

Upon entry you will be greeted by the oversized formal lounge room, the huge separate dining and family rooms are sure to impress. Solid timber kitchen with granite benchtops and splash-backs then step

outside to the undercover rear patio. The sunny north-facing backyard is ideal for those



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/C46HUC](http://ljhooker.com.au/C46HUC)

**Contact**  
**Graham Ball**  
0412 778 855  
[graham.ball@ljhooker.com.au](mailto:graham.ball@ljhooker.com.au)

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

morning cups of tea and the kids to play. Ducted air conditioning, upstairs boasts 2 linen cupboards, granite flooring, main bathroom and 4 generous bedrooms, ensuite and balcony to the main. The ground level offers a study/office and rumpus room to entertain, 3rd shower, toilet, and laundry.

This lovely elevated 588m2 block is in the handiest of locations with bus service at the door, walking distance to Fairfield West and Wakeley shopping centres, Westfield Sports High School, and Mary McKillop are also a stroll away. A real value opportunity awaits, way under replacement cost. Check it out and do the math!! See you at the open. All approval documentation is available.

## More About this Property

<b>Property ID</b>	C46HUC
<b>Property Type</b>	House
<b>Including</b>	Toilets (3)

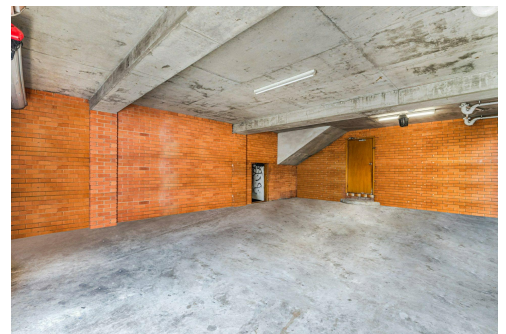
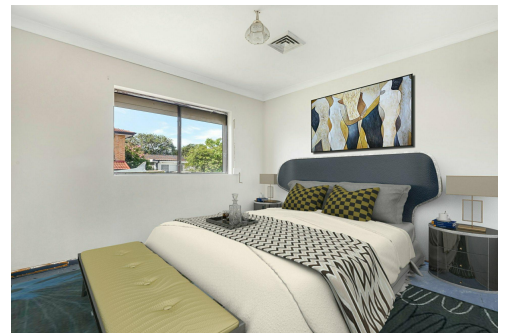
### Graham Ball 0412 778 855

Senior Sales Executive | [graham.ball@ljhooker.com.au](mailto:graham.ball@ljhooker.com.au)

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

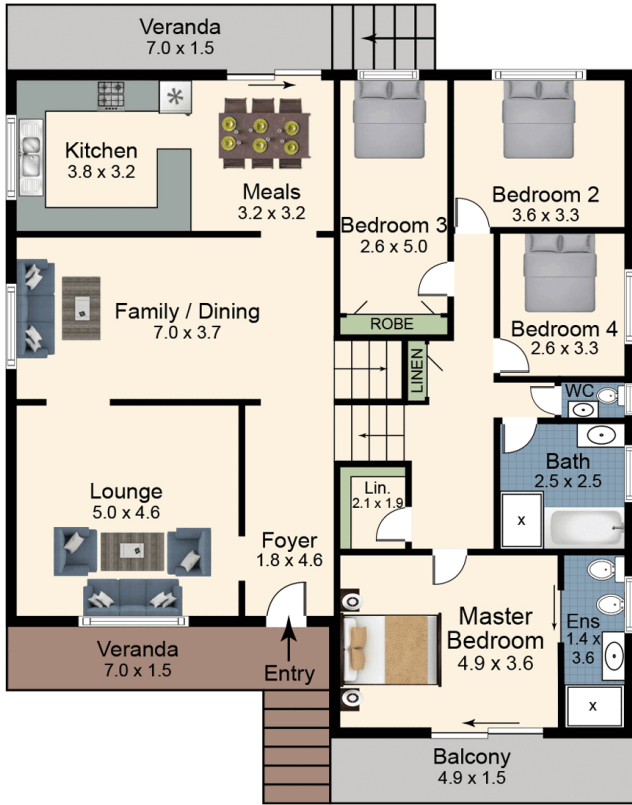
Shop 8, 207-215 Edensor Road, Edensor Park Plaza, EDENSOR PARK NSW 2176

[edensorpark.ljhooker.com.au](http://edensorpark.ljhooker.com.au) | [edensorpark@ljhooker.com.au](mailto:edensorpark@ljhooker.com.au)

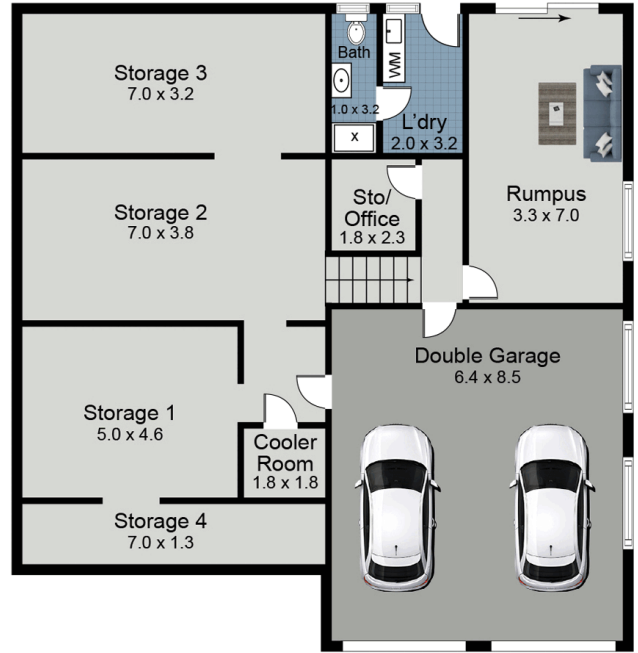


**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



Ground Floor



First Floor



**444 Hamilton Road  
Fairfield West 2165**

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 Edensor Park | Green Valley  
(02) 9823 8888**

**Disclaimer:** 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.