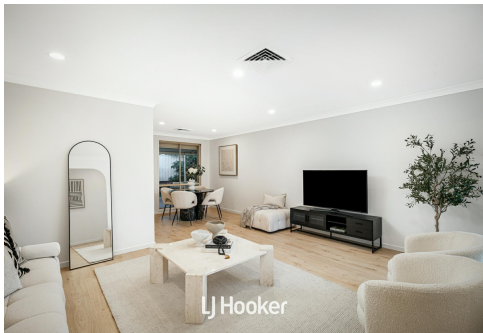




LJ Hooker



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## Girraween, 82 Maunder Avenue

North-Facing Family Living in a Tightly Held Hilltop Location

Auction Location: On-Site

North-Facing Elegance in a Tightly Held Street

Offered for the first time in 37 years, this beautifully maintained Rosewood Home presents a rare opportunity to secure a quality-built residence in one of Girraween's most exclusive hilltop streets.

Set on a generous 609sqm block with a prized north-facing orientation, this single-level, full-brick home has been lovingly cared for by the original owners and offers a blend of timeless craftsmanship, flexible living spaces, and low-maintenance outdoor entertaining.

Ideal for families, downsizers, or those seeking long-term quality in a premium location.



**For Sale**  
Sold For Street Record

**View**  
[ljhooker.com.au/SM9FB3](http://ljhooker.com.au/SM9FB3)

**Contact**  
**Lachlan Smith**  
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**LJ Hooker Toongabbie**  
**(02) 9636 1600**

**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.

### What We Love:

- \*Built by Rosewood Homes (as confirmed by vendor)
- \*Full-brick construction with sandstock brick exterior
- \*Sun-drenched north-facing living areas with elevated district outlook
- \*Spacious layout with formal lounge, dining, and open-plan family/meals zones
- \*L-shaped formal lounge and dining —perfect for entertaining
- \*Oversized double garage with internal access
- \*Professionally landscaped, low-maintenance 605sqm block
- \*Covered pitched pergola for all-season outdoor living
- \*Ducted air conditioning and security shutters throughout
- \*Quiet, tightly held street in a sought-after elevated pocket

### Location Highlights:

- \*Located within the catchment for Girraween Public School and Girraween Selective High School (subject to enrolment policies)
- \*Easy walk to local parks, schools, and bus transport
- \*Close to JAIN Temple (currently under construction)
- \*Convenient access to major arterial roads and Parramatta CBD

Lovingly held and immaculately presented, this is a home that offers comfort, light, and long-term value in one of the area's most desirable settings.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy —we do not accept any responsibility for its accuracy. Images appearing in any advertising have been digitally altered, and any interested persons should rely on their own enquiries and physical inspection.

## More About this Property

<b>Property ID</b>	SM9FB3
<b>Property Type</b>	House
<b>Land Area</b>	609 m2
<b>Including</b>	Ensuite Toilets (2)

### Lachlan Smith 0411 056 292

Sales Associate | [ljsmith.toongabbie@ljhooker.com.au](mailto:ljsmith.toongabbie@ljhooker.com.au)

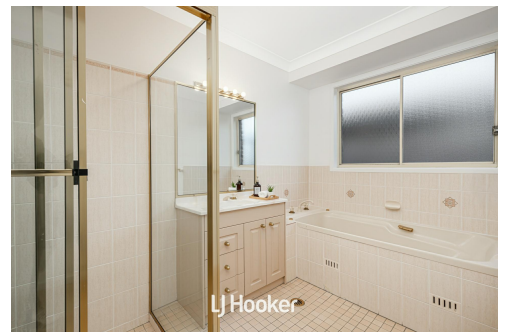
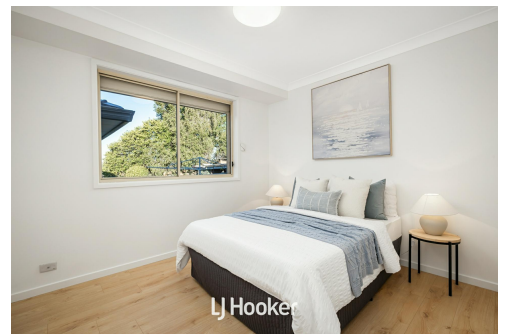
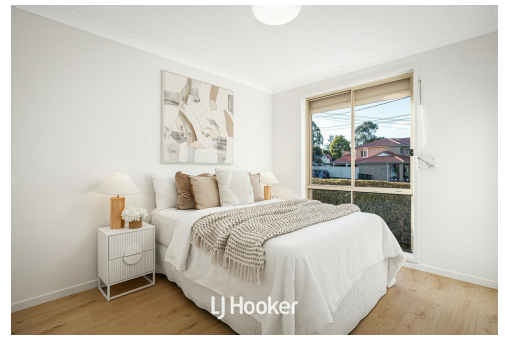
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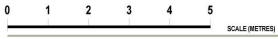
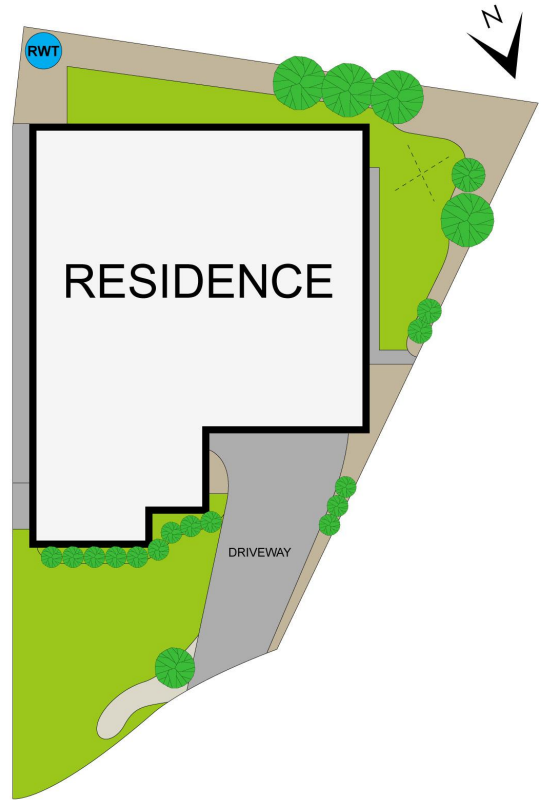
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## 82 Maunder Avenue, Girraween

Disclaimer: Dimensions are approximate and should only be used as a guide they are not to scale and no liability will be accepted

**LJ Hooker**