



## Gwynneville, 3/22 Frances Street

Another property SOLD by Craig Hyde of L J Hooker

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A One-of-a-kind Opportunity ...

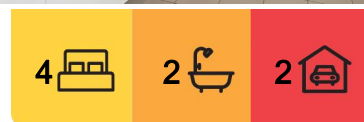
Welcome to 3/22 Frances Street, a beautifully designed 4-bedroom home that perfectly combines modern living with comfort and convenience. Nestled in the sought-after suburb of Gwynneville, this property is ideal for families seeking a centrally located residence.

Key Features:

- Bedrooms: 4 bedrooms, including a spacious main with Walk-in robe and ensuite.
  - Bathrooms: 2 well-appointed bathrooms, including an ensuite for the master bedroom.
- Additional powder room on the ground floor, for added convenience.
- Plantation Shutters throughout the home.



**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**  
New To Market

**View**  
[ljhooker.com.au/MT0G55](http://ljhooker.com.au/MT0G55)

**Contact**  
**Craig Hyde**  
0404 497 521  
[chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

**LJ Hooker Albion Park Rail**  
(02) 4256 3344

- Air conditioning on both levels.
- Solar panels installed 2022.
- Garage: Large Double garage, offering secure parking, remote control entry and additional storage options.
- Land Area: Sitting on a 251 sqm parcel of land which is low-maintenance, allowing you to enjoy your outdoor space without the hassle of extensive upkeep.
- Construction Year: Built in 2009, this home boasts modern contemporary finishes.

#### Interior Highlights:

Step inside to discover a light-filled open-plan living area that seamlessly flows into a stylish kitchen, equipped with modern appliances and ample storage. Timber floors lend a contemporary finish to the living and dining areas, which are perfect for entertaining or relaxing with family. Upstairs, each bedroom is designed with comfort in mind, including Ducted Airconditioning and ceiling fans, along with a Walk-in robe to the main, built-in wardrobes in two other bedrooms and large windows that invite natural light.

#### Outdoor Living:

Enjoy outdoor entertaining in your private courtyard, ideal for summer barbecues or quiet evenings under the stars. The low-maintenance lawn and garden areas provide a serene retreat, perfect for children to play or for you to unwind after a long day.

#### Location:

Situated in a prime Gwynneville location, this property is just a short stroll from local parks, schools, and shops. With easy access to the "Free Bus", public transport and major roads. Access to the University, City and Beaches is a breeze.

Rental appraisal available on request.

Don't Miss Out or drive past this one! This stunning property is new to the market and won't last long. Whether you're a growing family or looking to invest, 3/22 Frances Street is a must-see!

Contact Listing agent Craig Hyde on 0404497521 or email:

chyde.albionparkrail@ljhooker.com.au today to arrange a private inspection or attend the Open Home and experience all that this beautiful home has to offer.

Make your dream home a reality in Gwynneville!

Agent's interest disclosed.



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## More About this Property

Property ID	MT0G55
Property Type	Townhouse
Land Area	251 m2
Including	Ensuite Toilets (3)

**Craig Hyde 0404 497 521**

Director/Area Specialist | [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

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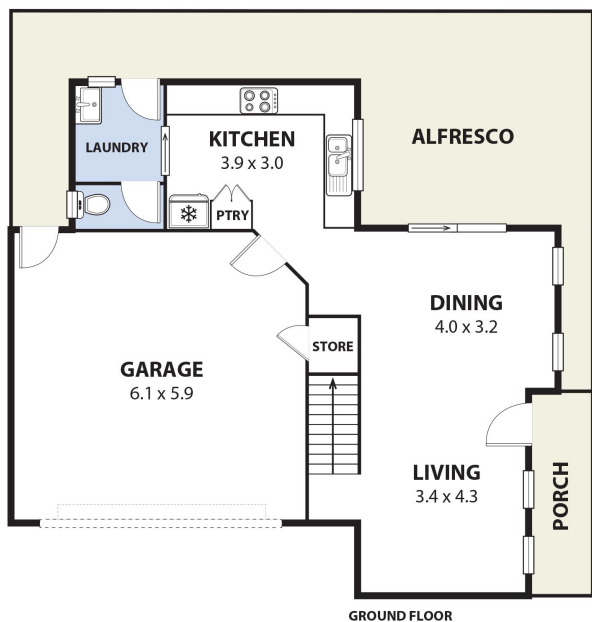
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3/22 FRANCES ST, GWYNNEVILLE  
Combined Internal Space 161m<sup>2</sup>



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wearelouka.com



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