

## Hinchinbrook, 10 Inverell Ave

### REDUCED PRICE FOR A QUICK SALE

This is a Great Family Home investment.

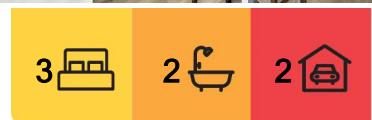
A Brief Walk from Hoxton Park shopping village, Lush Parklands with Public School and More, ticking all boxes!

Stepping inside, you're immediately greeted by an uplifting sense of space and light. The oversized lounge room acts as a central focus for milling and relaxing.

Accommodation has also been smartly arranged with an attached self-contained studio retreat at the rear with direct side access.

The brick property occupies a decent 321sqm land parcel in a tree lined street, yet prompts a leisurely village lifestyle with the cafes, the convenience of shops and daily attractions of the surrounding town centres just around the corner.

- Northeast facing position bathes the front lounge room in light



**For Sale**  
\$959,000

**View**  
By Appointment

**Contact**  
**Le Huynh**  
0416 737 024  
le@ljhcabramatta.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 Cabramatta**  
**(02) 9726 5566**



- Effortless connection between living, dining and cooking zones, along with timber floorboards creating a contemporary aesthetic
- Open-new modern style kitchen with clean line finishes
- 3 bedrooms all have mirrored built-ins and ceiling fans
- Expansive fully tiled main bathroom with glass shower and bath.
- Automated controlled shutters throughout home providing extra security not to mention keeping home cool in Summer and warm in winter.
- Self-contained studio at rear.
- Drive through lockup garage and Carport with Ample car parking
- Internal Laundry
- Storage's and 2 garden sheds.
- Large undercover entertainment area.

· · · All offers must be in writing · · ·

Please be aware that all enquiries require a contact number and email address. Enquiries that do not have this information will not receive a response.

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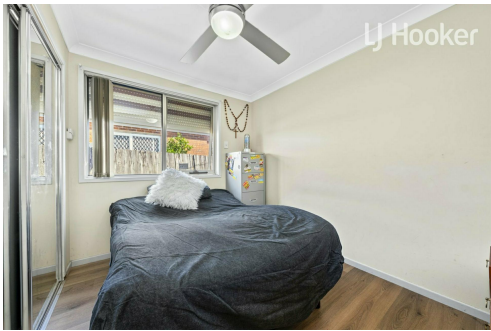
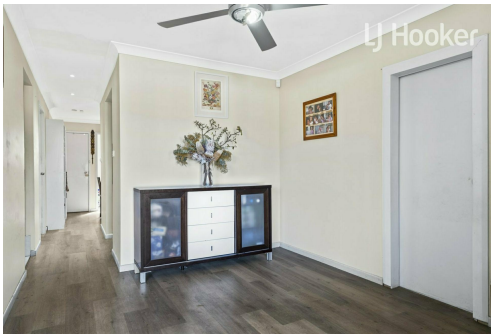
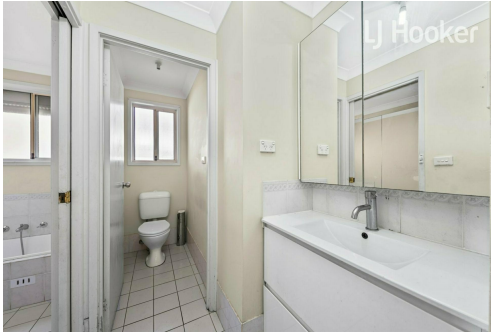
Virtual/ styling furniture may have been used.

## More About this Property

Property ID	1EAUF8S
Property Type	House
Land Area	321 m2

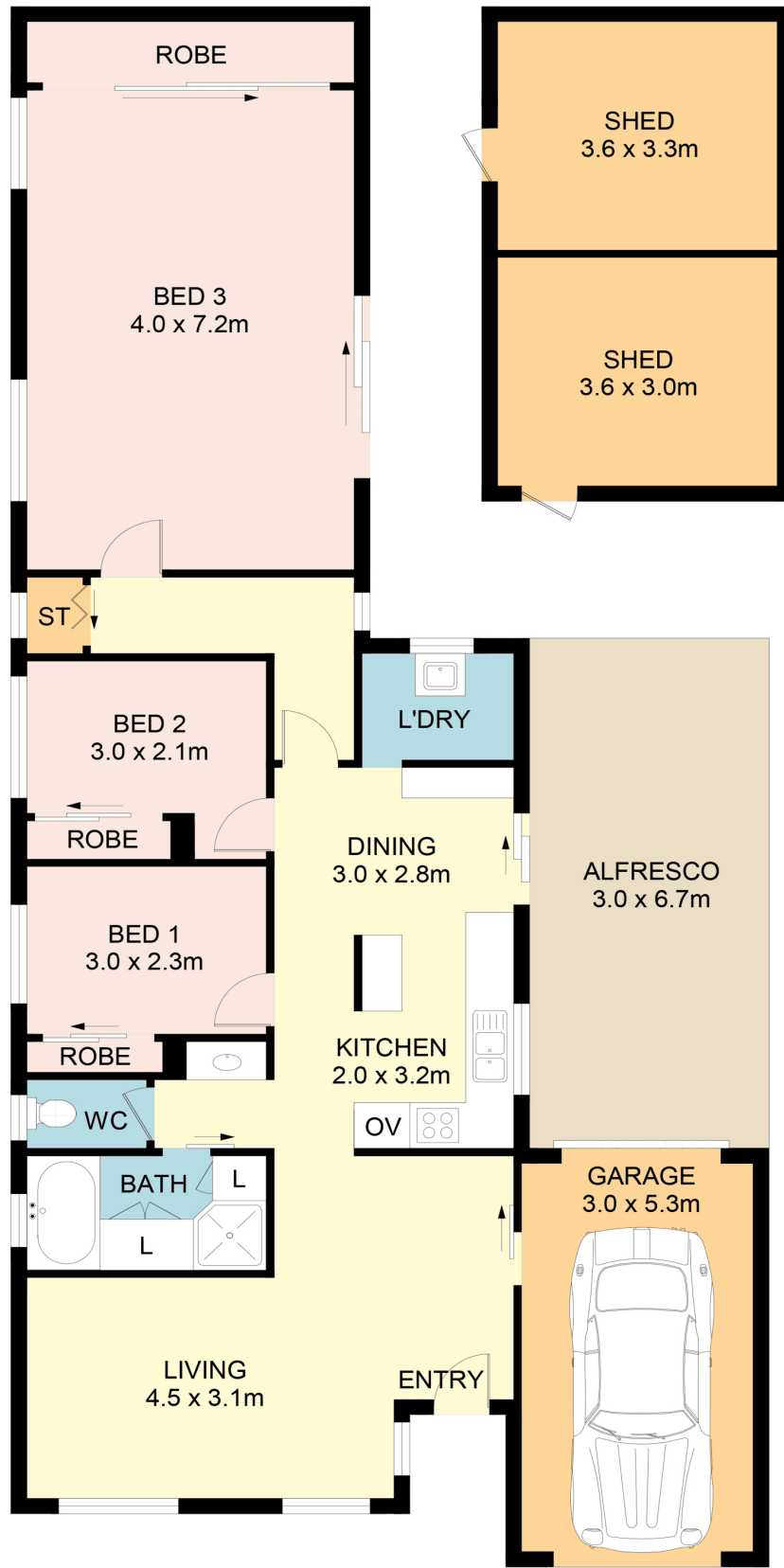
**Le Huynh 0416 737 024**  
Senior Sales Executive | [le@ljhcabramatta.com.au](mailto:le@ljhcabramatta.com.au)

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**DISCLAIMER:** No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.