

25 Tamworth Crescent, Hoxton Park

## Strong Investment or First Home Opportunity

Positioned in a convenient and family-friendly pocket of Hoxton Park, this well-maintained three-bedroom home presents an outstanding opportunity for first home buyers and investors alike. Offering comfort, practicality and long-term potential, it's a property that ticks all the right boxes.

The home features three generous bedrooms, a central bathroom and a functional layout designed for easy living. Light-filled living and dining areas flow through to a well-appointed kitchen, while the double garage provides secure parking and additional storage space. The low-maintenance yard offers room to enjoy without the upkeep, making it ideal for busy households.

Currently tenanted, the property delivers immediate rental income for investors seeking a strong addition to their portfolio. For first home buyers, it represents an excellent chance to secure a home in a growing suburb with the option to move in down the track.

- Approx.
  - ^ Subject to Council Approval.
- Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all

3 1 2

**FOR SALE**  
\$1,030,000

### AGENTS

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### AGENCY

LJ Hooker United Group  
1800 486 4833

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.



inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

## MORE DETAILS

Property ID	PCJ1T
Property Type	House
Land Area	455 m2

**Mitchell Crawford 0421 504 007**

Principal | [mitchell@ljhunitiedgroup.com.au](mailto:mitchell@ljhunitiedgroup.com.au)

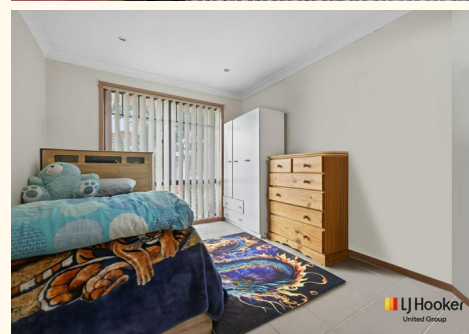
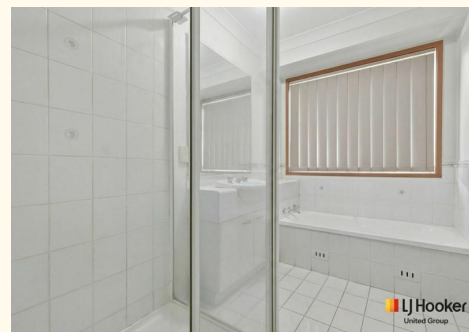
**Tanisha McKenzie 0437 154 019**

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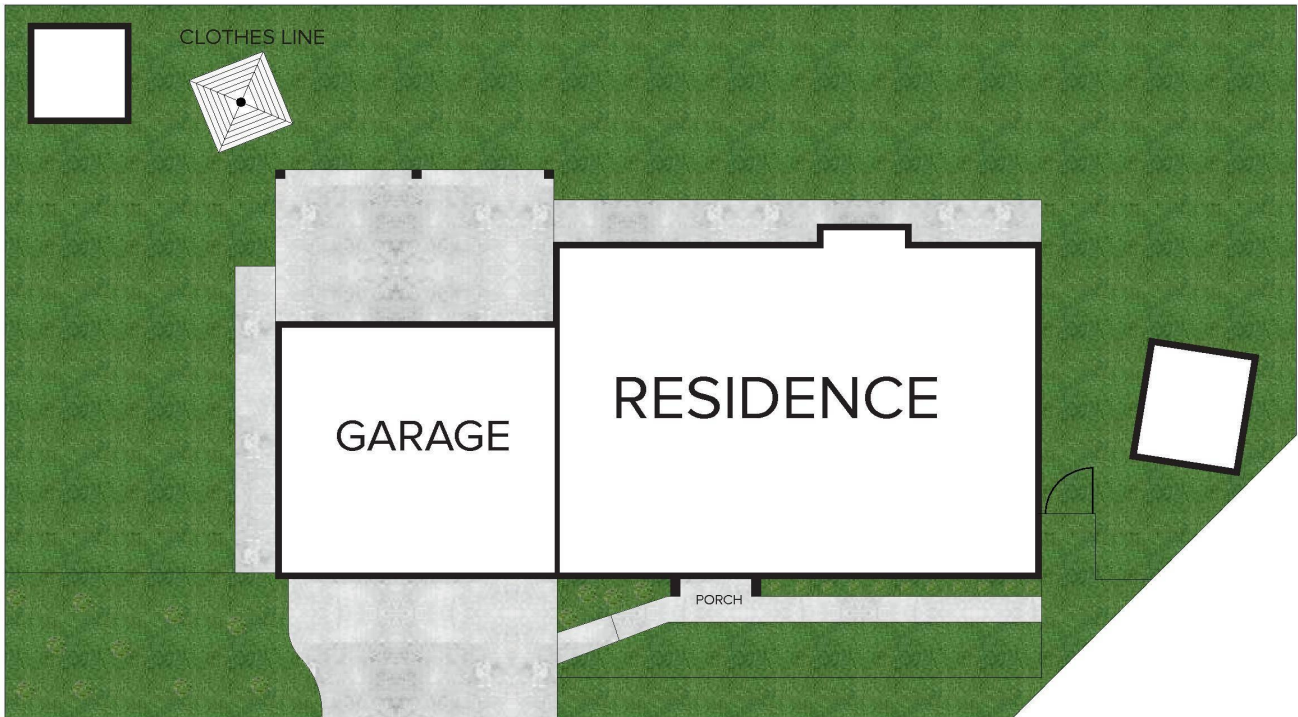
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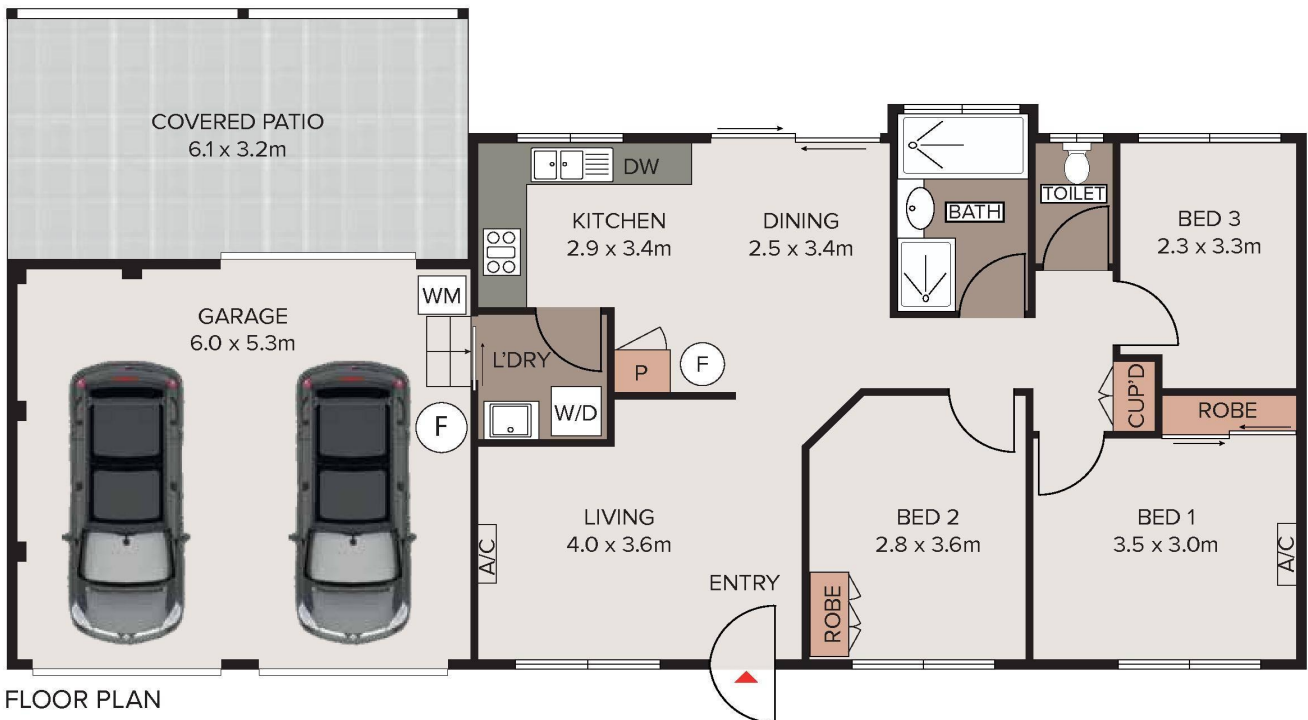
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SITE PLAN



FLOOR PLAN

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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. **Floor plan by : Flex Media**

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