



## Hoxton Park, 6 Mullumbimby Avenue

Spacious & Well-Located Family Home -5 Bedrooms | Prime Position | Ideal for Entertaining

This impressive two-storey home offers the perfect combination of space, functionality, and location. Boasting 5 generously sized bedrooms plus a study, it's ideal for growing families or those working from home.

Enjoy multiple 3 living zones including a large formal lounge and an open plan dining and family area, tv room, perfect for both relaxation and entertaining. The spacious kitchen features a large breakfast bar and ample storage, making it the heart of the home.

With 2 modern bathrooms, an additional guest toilet, and a huge pergola area ideal for outdoor entertaining, comfort and convenience are at the forefront.

Additional features include:

- Double drive thru garage with one remote control door
- Air conditioning, Dishwasher
- Alarm system & video surveillance cameras and can be accessed all times from mobile phone

5

2

2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/CFKHUC](https://ljhooker.com.au/CFKHUC)

**Contact**  
**Ricardo Roldan**  
0419 240 444  
[ricardo.roldan@ljhooker.com.au](mailto:ricardo.roldan@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**



- Electric window shutters for added security and privacy

Perfectly positioned in a quiet and family-friendly location, this home is just a short distance to:

- Carnes Hill Marketplace
- Green Valley Plaza
- The Landmark Shopping Centre
- M7 Freeway access
- Local primary and high schools
- Private schools, Good Samaritan, Clancy, Good Shepherd, Thomas Hassall
- Local Public transport, plus T-way bus transport to Parramatta

Don't miss this opportunity to secure a well-appointed family home in one of the area's most convenient and sought-after pockets. For more details and inspections please call Ricardo on 0419 240 444

## More About this Property

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

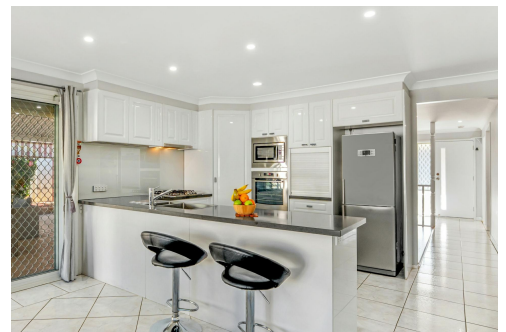
**Ricardo Roldan 0419 240 444**

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