



9/34 First Avenue, Hoxton Park

## Solid Brick Townhouse with Super Low Strata Offering Space, Comfort and Great Potential

Positioned in a well-maintained complex with super low strata of approx. \$385 per quarter, this solid brick four-bedroom townhouse with one of the biggest block offers an exceptional opportunity for families, investors, or buyers looking to add their own touch. With generous proportions and great bones, this home is ideal for those seeking space, functionality, and future potential.

Step inside to a comfortable living area equipped with split system air conditioning, creating a relaxed space for everyday living. The functional kitchen offers ample storage and a dedicated dining area, providing a practical layout for family meals and entertaining. A separate laundry with an additional toilet adds convenience to the ground floor, along with internal access to one of the garages.

Upstairs, the home features floorboards throughout and four well-sized bedrooms, all fitted with split system air conditioning. The master bedroom includes a walk-in wardrobe and private ensuite,

4  2  2 

**FOR SALE**  
SOLD - \$930,000

### AGENTS

Ozair Turabi  
0410321786  
ozair.ingleburn@ljhooker.com.au

### AGENCY

LJ Hooker Ingleburn  
(02) 9829 6006

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**

while offering flexibility for extended families or guests. A main bathroom services the remaining bedrooms.

Outside, the good-sized backyard provides a great space for family entertainment, outdoor gatherings, or future enhancements. While the home would benefit from a bit of TLC, it presents a fantastic opportunity to personalise and add value.

**Property highlights:**

- Solid brick four-bedroom townhouse with super low strata
- Double lock-up garage with internal access
- Master bedroom with walk-in wardrobe and ensuite
- Additional main bathroom upstairs
- Living area with split system air conditioning
- Split system air conditioning in all bedrooms
- Functional kitchen with ample storage and dining area
- Separate laundry with additional toilet
- Floorboards throughout upstairs
- Good-sized backyard ideal for family entertainment
- Filled with natural sunlight
- Great potential to renovate and add value

**Location highlights:**

- Located in a convenient and family-friendly pocket of Hoxton Park
- Close to local schools and childcare centres
- Minutes to Carnes Hill Marketplace and Hoxton Park Shopping Village
- Nearby parks, reserves, and recreational facilities
- Easy access to Liverpool CBD and surrounding suburbs
- Convenient access to major road links including the M7 motorway

9/34 First Avenue, Hoxton Park presents a fantastic opportunity to secure a spacious townhouse with super low strata in a growing and well-connected location. With the right vision, this property can truly shine.

**Disclaimer:** All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty to the information provided. Prospective purchasers are to rely on their own enquiries.

**MORE DETAILS**

Property ID	FCFHG3
Property Type	Townhouse
Land Area	266 m2
Including	Toilets (3)

**Ozair Turabi 0410321786**

Sales Manager | [ozair.ingleburn@ljhooker.com.au](mailto:ozair.ingleburn@ljhooker.com.au)

**LJ Hooker Ingleburn (02) 9829 6006**

5/38 Oxford Road, INGLEBURN NSW 2565  
[ingleburn.ljhooker.com.au](mailto:ingleburn.ljhooker.com.au) | [ingleburn@ljhooker.com.au](mailto:ingleburn@ljhooker.com.au)

