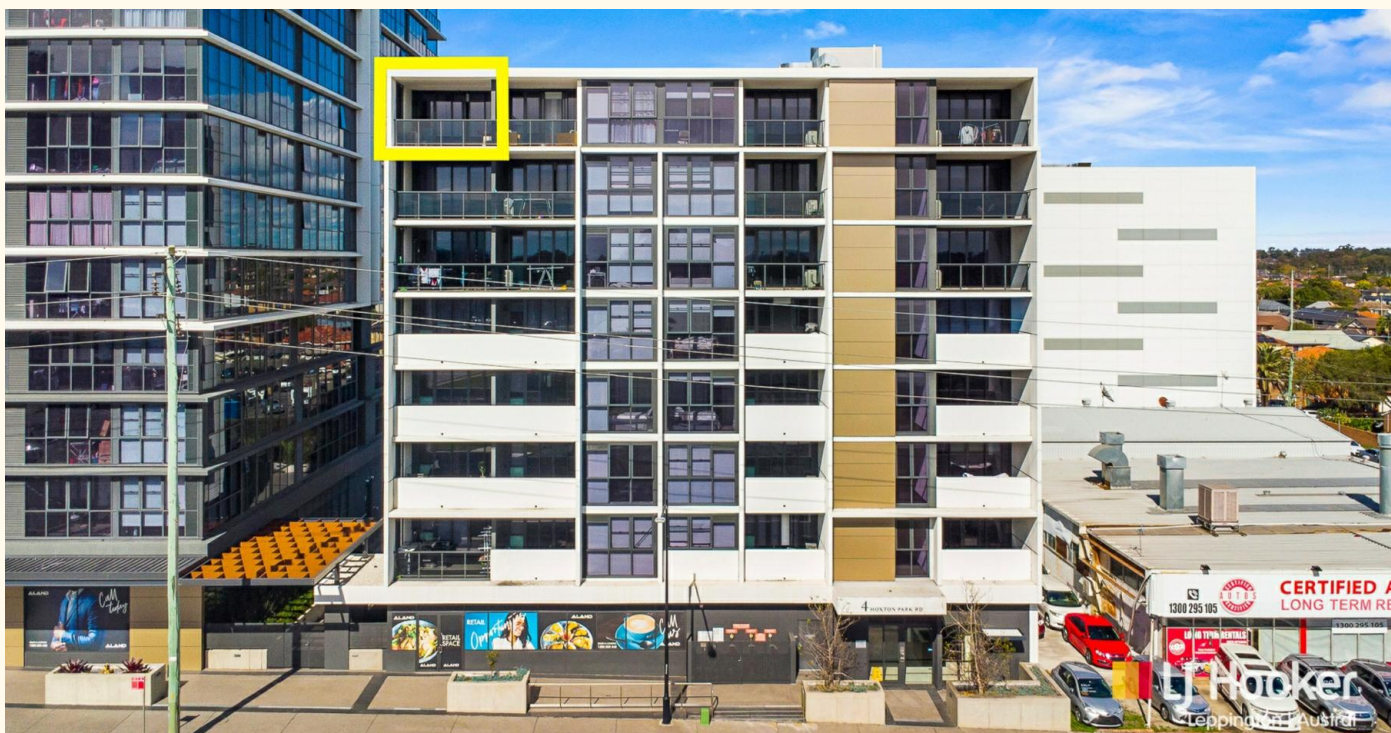


704/4 Hoxton Park Road, Liverpool

3 Bedroom Apartment in Sought-After ALAND Building

Positioned on the top floor Level 7 of the highly regarded ALAND development, 704/4 Hoxton Park Drive, Liverpool presents an exceptional opportunity to secure a generous three-bedroom apartment offering space, style and convenience in a thriving CBD location.

Designed for modern living, this residence combines quality finishes, a functional floorplan and excellent natural light, ideal for families, professionals or investors seeking strong rental demand.

Property Features:

- Three generous bedrooms with built-in wardrobes
- Master bedroom complete with private ensuite
- Two modern bathrooms with quality fittings and finishes
- Spacious open-plan living and dining area flowing to balcony
- Contemporary kitchen featuring stone benchtops, stainless steel appliances and ample storage
- Internal laundry for added convenience
- Positioned on Top Floor Level 7 with lift access
- Two secure car spaces - a rare and valuable inclusion

Located within the quality-built ALAND complex, residents enjoy

3 2 2

FOR SALE

Please Call

AGENTS

Dejan Gajic
0404 225 083
dejan.leppington@ljhooker.com.au

Charles Cilia
0420 497 288
charlie.leppington@ljhooker.com.au

AGENCY

LJ Hooker Leppington | Austral
(02) 9606 4311

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.



secure entry, lift access and a well-maintained environment.

Location Highlights:

- Short walk to Liverpool Railway Station
- Close to Westfield Liverpool
- Near Liverpool Hospital
- Easy access to M5 & M7 Motorways
- Moments to local schools, cafes and parklands

Offering generous proportions, secure parking for two vehicles and a prime Liverpool CBD setting, this impressive apartment is ready to move in or lease out immediately.

Contact us today to arrange your inspection.

Expenses

Strata - \$1264 per quarter

Council - \$354 per quarter

Water - \$262 per quarter

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.

MORE DETAILS

Property ID	12NGHCV
Property Type	Unit
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Area Views
	Car Parking - Basement
	Close to Schools
	Close to Shops
	Close to Transport

Dejan Gajic 0404 225 083

Licensed Sales Agent | dejan.leppington@ljhooker.com.au

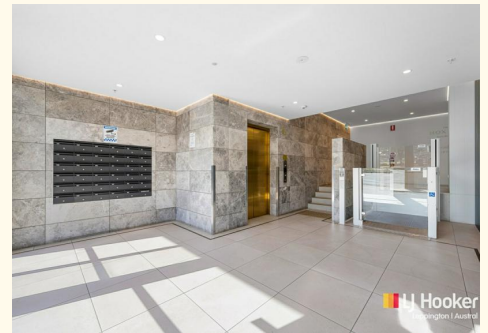
Charles Cilia 0420 497 288

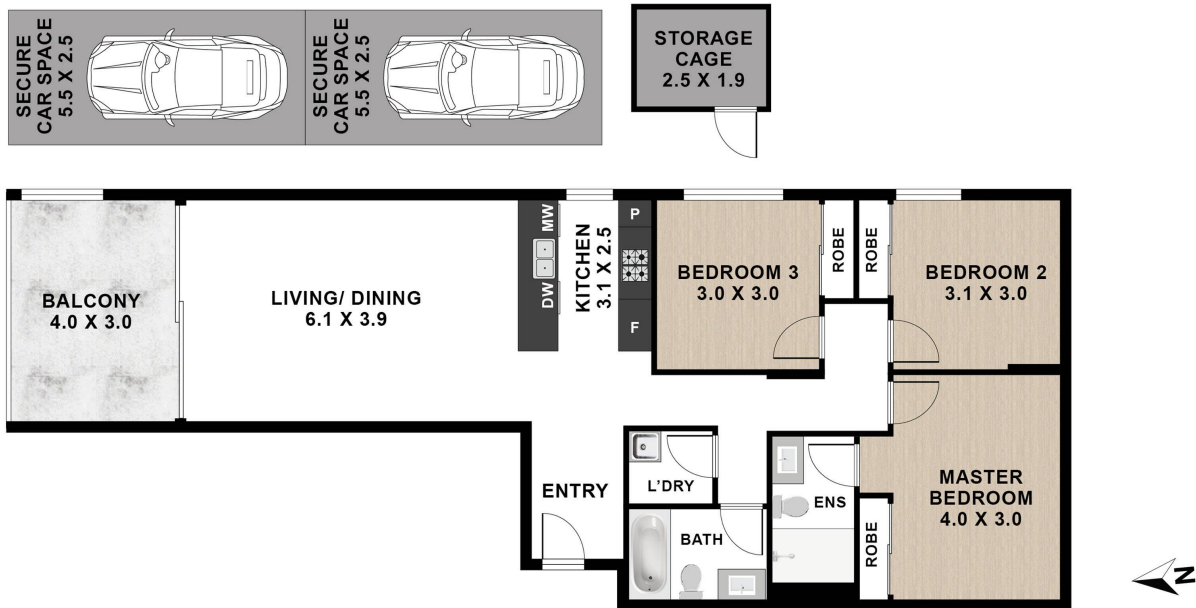
Licensed Sales Agent | charlie.leppington@ljhooker.com.au

LJ Hooker Leppington | Austral (02) 9606 4311

Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179

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704/4 Hoxton Park Rd, Liverpool

Disclaimer: This floor plan is used for marketing purposes only and is subject to errors and inaccuracy. The marketing agent and ENFORCEFX will not accept any liability. Interested parties should make and rely on their own enquiries.