



## Marayong, 74 Breakfast Road

Spacious Single Level Family Home! 4 Large Bedrooms Plus Study!

Auction Location: Onsite - 74 Breakfast Road Marayong

Designed for ultimate family living, this much loved 4 bedroom family home has a wonderful layout framed by a generous sized 557.4m<sup>2</sup> block & family friendly backyard! Well maintained by its current owners this unique opportunity is turn key ready for a family to move right in!

The spacious open plan design allows for effortless entertaining, offering a large & versatile formal living area, dining off kitchen and a bright & airy family room that seamlessly connects to the easy care outdoor entertaining area & backyard. The generous sized kitchen offers gas cooking, ample cupboard & bench space & tiled flooring. The main 3 way bathroom caters for all the family's needs and offers a separate shower & bath, large vanity & 2 toilets.



**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.



**For Sale**  
SOLD

**View**  
[ljhooker.com.au/2D18F8K](http://ljhooker.com.au/2D18F8K)

**Contact**  
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**LJ Hooker Blacktown**  
(02) 9621 1222



Boasting 4 oversized bedrooms, the bedrooms will impress, all featuring built in robes. With the added convenience of a single lock up garage with internal access plus an open style study/office which is ideal for those who work from home. This beautiful home is sure to impress!

With quality inclusions & features like ducted air conditioning, gas cooking, sky lights, garden shed, rain water tank and so much more, this home has too many extra features to list an inspection is a must!

Perfectly positioned in a popular sought after street and close to all of amenities including Woodcroft Village & Quakers Court Shopping Centre, Marayong & Blacktown Stations, local bus services & childcare facilities. Located in the sought after school catchment zones for Marayong Public School, Blacktown Boys & Girls High School & St Andrews College.

Call Matt Lucas From L J Hooker Blacktown now on 0416 010 085 for more information.

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## More About this Property

<b>Property ID</b>	2D18F8K
<b>Property Type</b>	House
<b>Land Area</b>	557.4 m2
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Outdoor Entertaining Built-in-Robes Remote Garage

**Matthew Lucas 0416 010 085**

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Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.



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