







139 Carmichael Drive, West Hoxton

Spacious Family Living in a Dress Circle Location

Welcome to 139 Carmichael Drive, a beautifully designed split-level family home that offers generous living spaces, practical features, and an unbeatable location close to local amenities.

From the moment you step through the formal entry, you'll appreciate the warmth of the timber flooring and the spacious layout, perfect for growing families and those who love to entertain.

Property Features:
- Split-level design with multiple living zones
- Formal lounge with sunken living area
- Formal dining room & family room
- Modern kitchen with pantry and stainless-steel appliances
- Timber flooring throughout
- Ducted air conditioning & Gas heating
- Intercom and security alarm system
- Large laundry
- Guest Room with a bathroom shower, toilet and vanity
- Main bedroom featuring his & her built-in robes and private ensuite
- Main bathroom with separate toilet
- Double lock-up garage & Side access

4 3 2

FOR SALE
$1,400,000 - $1,490,000

VIEW
Sat 31st Oct @ 1:30PM - 2:00PM

AGENTS
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Undercover BBQ and entertaining area perfect for family gatherings

Conveniently Located:
- Approximately 1 km to Carnes Hill Marketplace
- Approximately 1.5 km to Greenway Park Public School
- Close to local parks, public transport and other essential amenities
- M7 Motor Way Hume Highway
- Clancy Catholic Collage
- Approximately 400m to Shale Hills Loop.

Offering space, comfort and convenience, this impressive family home presents an outstanding opportunity for families looking to upsize or investors seeking a quality property in a highly sought-after location.

Contact us today to arrange your inspection and discover everything this fantastic home has to offer.

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

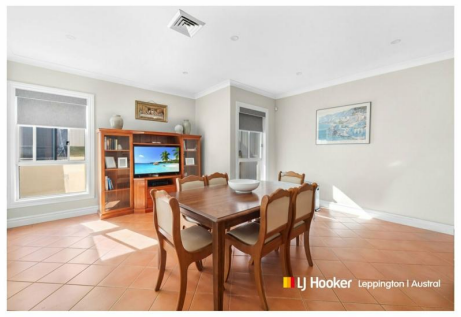
Property ID	12N2HCV
Property Type	House
Land Area	656 m2







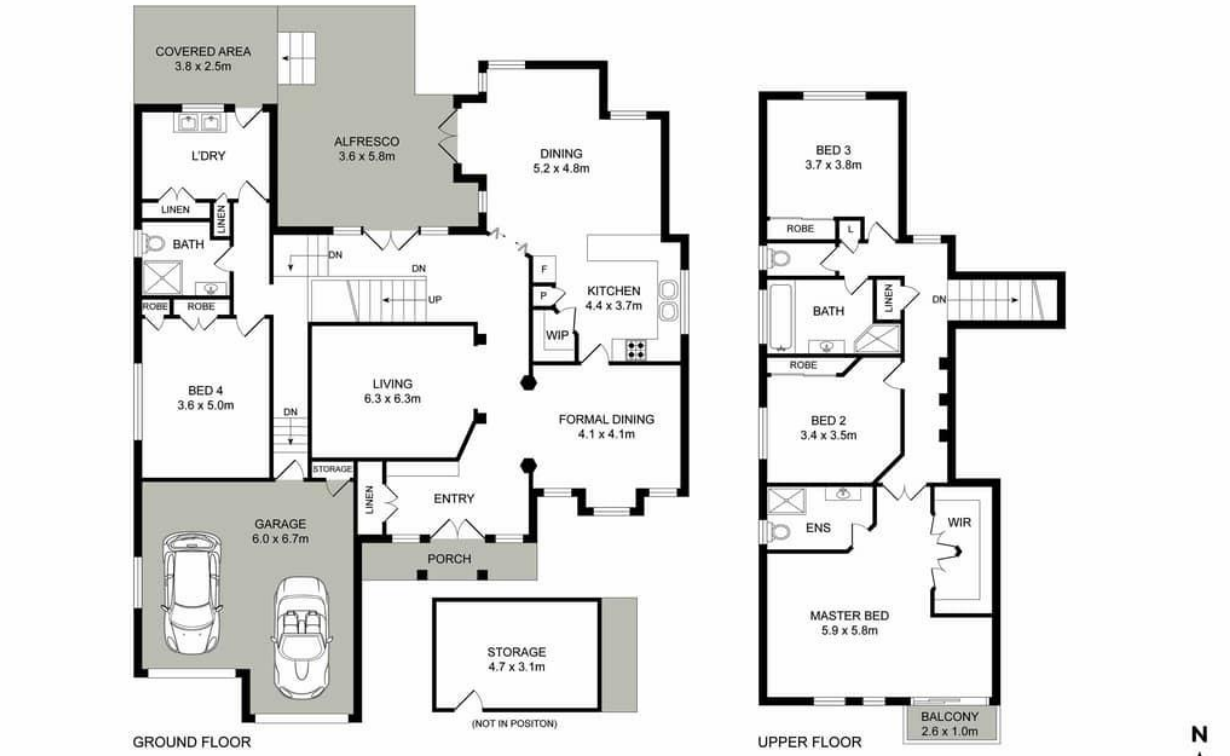




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DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries.

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