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11 Gerarda Place West Hoxton NSW

4 2 2

Price : \$ 725,000

Land Size : 307.8 sqm

View : <https://www.acreagesales.com.au/4175367>



**Edwin Borg**  
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#### Four Level Splendour - New Paint & Carpet!!

Spacious and modern four-level home located in a quiet cul de sac, minutes from parks, shops and schools. Freshly painted throughout and with new carpets, this well-presented home is ideal for busy families who are seeking a home with a space for everyone with low maintenance grounds.

Downstairs, the home features the majority of living with a large combined open plan kitchen, dining and family room. The entry level of the home boasts a spacious living area and welcoming main entrance plus access to the double lock-up garage.

Level three houses two good-sized bedrooms plus the main bathroom, while the top floor features the master with private balcony access and ensuite, plus a fourth bedroom. All bedrooms have built-ins, with ducted air conditioning throughout.

This property is one not to be missed - call today to inspect!

Other features include:

- Laundry with external access
- Close to parks and walk/bike tracks
- Close to Hoxton Park Public School
- Close to John Edmondson High School
- Easy access to Cowpasture Road
- Close to Westlink M7

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.