



6 Watling Avenue West Hoxton, NSW



### Sold By McGrath Estate Agents Liverpool

Exuding modern appeal and inviting comfort, this home is an ideal family residence nestled in a peaceful setting. It's positioned within the catchment for Greenway Park Public School and John Edmondson High School, while close to Carnes Hill Marketplace.

- Generous layout with both formal and informal living areas
- Open plan family and dining space showcases outdoor flow
- Side courtyard, private rear pergola overlooking level lawn
- Sleek stone kitchen fitted with gas cooktop and breakfast bar
- Four bedrooms with built-ins, master with walk-in and ensuite
- Spacious main bathroom has dual vanity, guest powder room
- Study/office, storage, high ceilings, ducted air conditioning
- Double lock-up garage has internal access, level 356sqm block

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