



### 31 Scottsdale Circuit West Hoxton NSW

4 2 2

This east facing, free-standing brick house is set in the heart of West Hoxton, yet on a whisper quiet street that is surrounded by quality homes. Sitting on the high side of the street with commanding views, all amenities are well within reach. An extensive reserve and parks are a mere 5 minute walk, major bus routes are an 8 minute walk, Thomas Hassall Anglican College is a 15 minute walk and Carnes Hill Marketplace is a 5 minute drive.

Approximately 18 years old, this modern-design residence exudes style, space and practical living with a perfect fusion of easy-care living, outdoor entertaining and internal flow.

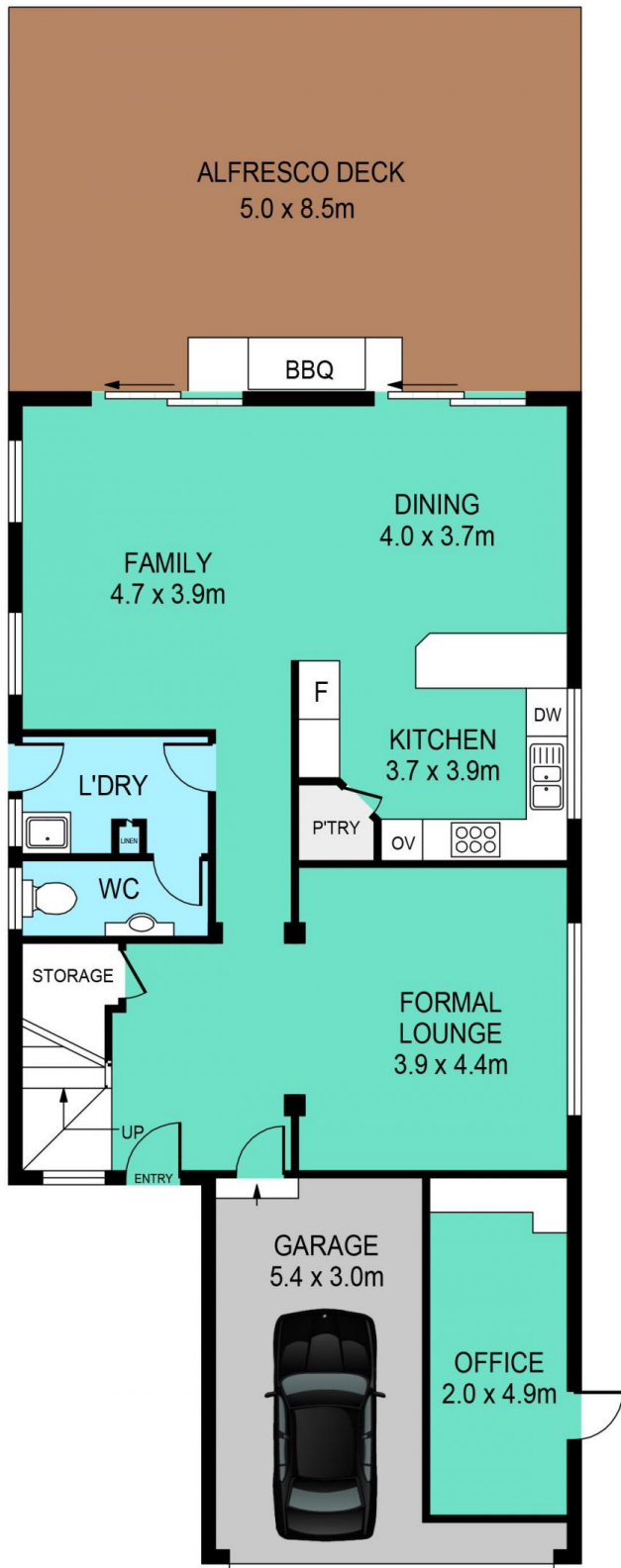
Impeccable presentation and well-proportioned in every aspect, private position with views, fitted with quality inclusions, filled with natural light, this exquisite residence

**Price** : \$ 996,000

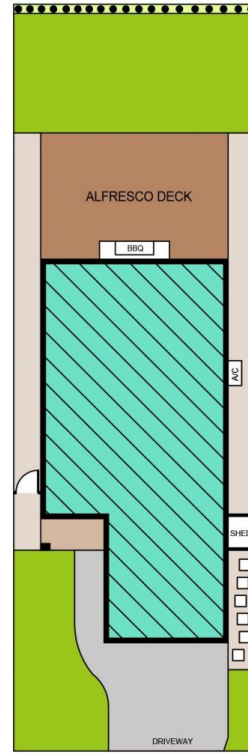
**View** : <https://www.theavenuerealestate.com.au/7512963>



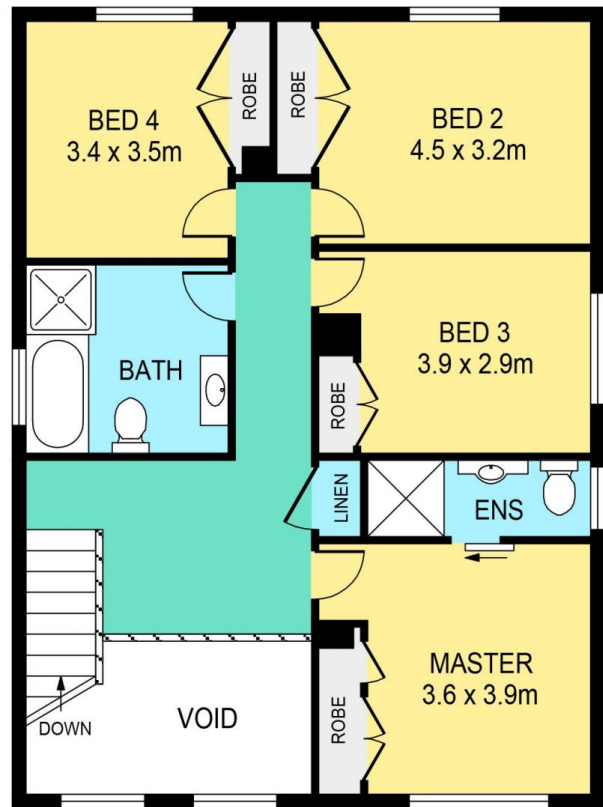
**Sacha Bayat**  
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GROUND FLOOR



SITE PLAN



FIRST FLOOR

## 31 SCOTTSDALE CIRCUIT, WEST HOXTON

### DISCLAIMER:

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

INTERNAL	186sqm
EXTERNAL	42sqm
GARAGE	17sqm