



Room for Two Families: Dual Occupancy Perfection



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6 & 6A Byron Bay Close, Hoxton Park

Auctioned for \$1,415,000 (Jul 24, 2024)

Auction in-room at Doltone House, Club Marconi, 24th July at 6pm

This elegant low-set residence on a 511m2 corner block offers convenient low maintenance living with the added bonus of a modern, fully approved 58 square metre granny flat providing an additional income via rental or a quality abode for the ageing parents or other extended family members.

The main residence has attractive street appeal and is beautifully presented inside and out; and the two-bedroom granny flat also presents immaculately and being only a few years old, there is nothing needing to be spent here...it's fully self-contained and stylishly appointed.

Summary of features:

- Main residence: 3 bedrooms, luxury bathroom with deep soaking bathtub
- Air-conditioned lounge plus dining area and study, attractive timber floors
- Light-filled kitchen with gas cooktop, stone benches, and soft close cabinetry
- Expansive rear covered north facing terrace with BBQ, ultra-private

Property ID: L1054075

Property Type: House

Garages: 2

Land Area: 511.0 sqm

Sam Ruisi

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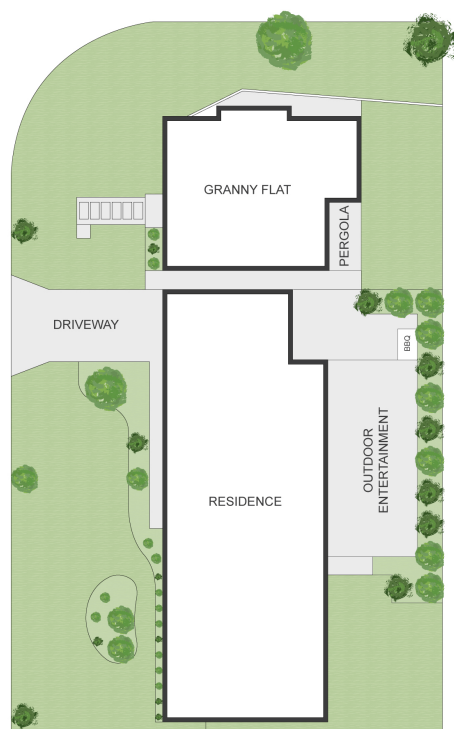
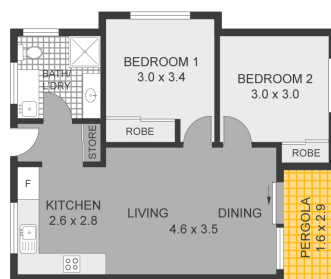
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- Single lock-up drive through garage plus onsite parking on driveway
- Granny flat: pitched ceilings with sky windows flooding interior with light
- Private north facing pergola at rear of granny flat plus fenced garden
- Granny flat is currently rented at \$420 per week until 16th June 2024
- Main residence is vacant and ready to rent out or move in and call home
- Both dwellings are easy to care for as well as lock & leave when travelling
- Located just a short walk to a variety of schools, childcare, bus, & reserves
- Mins to Dog Park, Carnes Hill Marketplace & Michael Clarke Recreation Centre
- 15-20 mins to hospitals, 15 minutes to Western Sydney Airport (opening 2026)

Investors and buyers in the market for dual living should take a serious look at this – everything has been done to facilitate comfortable, contemporary living in both homes, and residents of both the house and the granny flat also enjoy fully independent, private living – close enough if needed, separate enough if not!

The granny flat is presently under lease with our office. If you're considering acquiring it as an investment, feel free to connect with our Property Management team for details on how we can smoothly facilitate the management transition.

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.



HOXTON PARK
6 BYRON BAY CLOSE

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