

10/40 Burrows Avenue, Edmondson Park, NSW 2174 **Urban.** Real Estate

Sold House

Friday, 29 March 2024

10/40 Burrows Avenue, Edmondson Park, NSW 2174

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Saurabh Robin Kalra
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\$830,000

Located in Edmondson Park and only moments from local schools, Ed Square Town Centre and Edmondson Park Train Station. This is the urban convenience at its best. On the ground floor, a separate living area when you first walk into the home and as you continue you will experience generous open plan living and dining spaces adjacent to the modern kitchen open through sliding doors to the private patio area. Retreat to three well-appointed bedrooms, offering privacy and comfort. The master bedroom comes complete with an ensuite for added luxury. Property Features:- 3 bedrooms all with built-in robes- Ducted air conditioning- Friendly low maintenance outdoor area- Kitchen features stone benchtops & stainless-steel appliances- Remote single garage with internal access- Alarm system- Gas, hot water & NBN- Currently tenanted until July 2024 for \$650 per week- Strata \$290 per quarter approx (including building insurance and yearly pest control)- Council rates \$335 approx per quarter For further information or to book an inspection Please contact Saurabh (Robin) Kalra 0450 679 021 Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.