

# 11 Edward Drive, Pemulwuy, NSW 2145



## Sold House

Tuesday, 17 October 2023

11 Edward Drive, Pemulwuy, NSW 2145

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 275 m<sup>2</sup>

Type: House



Matt Carpenter  
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Ramin Rahimi

**\$1,255,455**

Perfectly set in a beautiful location directly across the road from Dirrabari Reserve, this outstanding three bedroom plus study residence could become your own piece of paradise. Enjoying loads of sunlight with plenty of indoor and outdoor living space, this home is ready for immediate occupation with all the modern inclusions. Offering a separate formal lounge and generous air-conditioned, north-facing family room adjoining the contemporary kitchen with 900mm stainless steel gas cooker and dishwasher, plus island sink and breakfast bar, all opening to a private all-weather entertaining courtyard and lawn with garden shed, it is ideal for home relaxation or grand family entertaining. Downstairs boasts a lovely fully tiled internal laundry with bathroom, plus a study or potential fourth bedroom option, while upstairs enjoys ducted air-conditioning, convenient attic storage, two modern fully tiled bathrooms and three generous bedrooms all with built-in robes including an exceptional master suite with walk-in robe, ensuite bathroom and a private balcony looking across the parkland. With plenty of storage space, plus a lock-up garage with internal access, everything you could want is right here. Just over 100 metres to the bus stop, you've got fabulous access to basketball courts, kilometres of walking and bike trails and only 700 metres walk to Pemulwuy Marketplace.\* Fresh and modern 3-bedroom plus study residence\* Large, updated gas kitchen with thick stone bench tops\* 3 quality fully tiled bathrooms\* Lock-up garage with remote access\* Steps to park, tennis courts and bus transport\* Council: \$391.86pq | Water: \$173.29pq DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.