

**13 Edson Avenue, Ourimbah, NSW 2258**

**House For Sale**

Wednesday, 29 May 2024

13 Edson Avenue, Ourimbah, NSW 2258

**Bedrooms: 4**

**Bathrooms: 2**

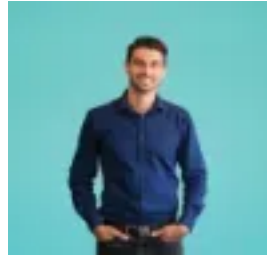
**Parkings: 3**

**Area: 517 m2**

**Type: House**



Edan Sirone  
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## For Sale - Contact Agent

Sunny and spacious, this immaculately presented single-level home offers a lifestyle of comfort and convenience. The single-level floorplan provides an easy haven for families, with spacious open-plan living, sun-filled bedrooms, covered alfresco entertaining, and an idyllic level grassed yard. Conveniently located just minutes from the M1, train station, university, and shops, this superb home is equally appealing to families, investors, commuters, and retirees. Features include:- Prime location with easy accessibility to the M1 motorway and train station.- Spacious open-plan living and dining, overlooking the private backyard.- Large kitchen with an island bench, a breakfast bar, and stainless steel appliances.- Ample kitchen storage, a natural gas cooktop, a dishwasher, and a wall-mounted oven.- Covered entertaining deck, child-friendly yard, cubby house, and garden shed.- Generous master bedroom with a private ensuite and a large walk-in robe.- Two additional bedrooms, complete with ceiling fans, one with a built-in robe.- Fourth bedroom opens onto back deck and can also be used as a multi-purpose room or additional living space.- Modern family bathroom with bathtub, perfectly located near the bedrooms.- Superb level block, oversized carport, off-street parking, and fully fenced yard.- Quiet family-friendly neighbourhood, only 25 minutes to Wahroonga. Extras: NBN fibre to the premise, 2 x split-system air conditioning units, ceiling fans, natural gas, continuous instant hot water, water tanks, a garden shed, and a large storage room attached to the house (fully lined, insulated, and powered). This dream position captures every suburban convenience! Enjoy easy access to the M1 motorway for quick connections to either Sydney or Newcastle. Within a half-hour radius, you'll find an incredible range of lifestyle hubs with great cafes, restaurants, magnificent beaches, bushwalks, and waterways. For further details or to arrange your inspection, contact Edan Sirone at 0411 314 464 or James Keelan at 0435 714 565.