

**147 Ardennes Avenue, Edmondson Park, NSW 2174**



**House For Sale**

Thursday, 28 March 2024

147 Ardennes Avenue, Edmondson Park, NSW 2174

**Bedrooms: 4**

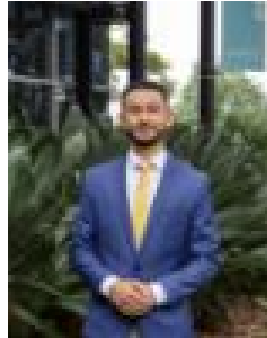
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Tim Aaron  
0434059820



Alejandro Nagamine  
0404115515

**\$949,000 - \$979,000**

Welcome to 147 Ardennes Avenue, Edmondson Park! This stunning four bedroom duplex is the perfect blend of modern design and functionality. Located in a convenient position, this property is within close proximity to schools, parks, shops, and public transport. As you enter the property, you are greeted by a spacious living room with plenty of natural light. The open plan dining area flows seamlessly into the gourmet kitchen, complete with high-end appliances and sleek finishes. Outside, the property offers a low-maintenance backyard, perfect for relaxing or hosting outdoor gatherings. Other Features Include: \* Four great sized bedrooms with built in wardrobes to all \* Walk in wardrobe and ensuite to master bedroom \* Open plan living and dining \* Modern kitchen offering gas cooking, dishwasher, breakfast bar plus an abundance of bench and cupboard space \* Formal lounge room \* Study room \* Downstairs bathroom with floor to ceiling tiles \* Main bathroom with a bathtub and floor to ceiling tiles \* Internal laundry with external access \* Downlights throughout home \* Ducted air conditioning \* Storage under staircase \* Curtains \* Security system \* Undercover patio perfect for entertaining \* Low maintenance grassed backyard \* Double lock up garage \* Sitting on a 213.8m<sup>2</sup> block of land Location: \* Approx 800m to Lillian Bratkovič Park \* 1.6km to Edmondson Park Station \* 1.7km to Ed. Square Shopping Centre \* 2.1km to St Catherine of Siena Primary School Prestons \* 2.2km to St Francis Catholic College \* 2.4km to Edmondson Park Public School \* 4.3km to John Edmondson High School Call today for further information!