

# 21 Alliot Mews, Edmondson Park, NSW 2174

## Townhouse For Sale

Thursday, 18 April 2024

21 Alliot Mews, Edmondson Park, NSW 2174

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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## Contact George or Craig

Nestled in a leafy, safe, tranquil and modern family-oriented terrace styled neighbourhood, this exquisite three-level terrace / townhouse effortlessly blends modernity with the warmth of a beautiful family home. From its sleek design to its inviting ambiance and abundance of natural light, every detail of this property has been meticulously crafted and maintained to exceed even the most discerning of buyer's expectations. A short walk to a resident only pocket park (with children's water play features), ED Square Town Centre (which has everything you need and more) with 90+ stores, shopping, entertainment, and dining precincts, Edmondson Park train station, and walking paths.

**Bedrooms-** Three large bedrooms, each adorned with generous built-in wardrobes for added convenience. - Bedroom three is located on the ground floor with direct access to the front courtyard.- Bedroom two is oversized, located at the rear of the premises, and overlooks the rear courtyard.- Bedroom one extends its charm with a private balcony at the front of the premises, which overlooks the mews.

**Bathrooms-** Two well-appointed modern bathrooms provide functionality, style, and luxury.

**Kitchen-** Kitchen impresses with stainless steel Smeg appliances, gas top cooking, a matte black LG double door refrigerator, and practicality.- Additional features include ample cupboard space, a large pantry, and a generously sized open plan kitchen and dining area.

**Outdoor Space-** Step outside the first floor living room to discover a private courtyard, perfect for alfresco dining, entertaining, or simply unwinding.

**Convenience Features-** Downlights throughout add a touch of elegance.- Intercom and CCTV camera systems for security.- NBN-ready property ensures seamless digital connectivity.- Direct entry (to the ground floor) from your secure car park.- Ducted and split-system air conditioning systems ensure all year-round comfort.- Currently tenanted, this is a ready-made opportunity for an investor, first home buyer or family seeking a convenient and urban lifestyle. Don't let this opportunity pass you by, secure your slice of comfort and sophistication in the thriving community of Edmondson Park.

**Internal including Courtyard and balconies: 169sqm's**  
**Car Space: 10sqm's**  
**Total: 179sqm's**