

23/40 Burrows Avenue, Edmondson Park, NSW 2174 **RayWhite**

House For Sale

Saturday, 4 May 2024

23/40 Burrows Avenue, Edmondson Park, NSW 2174

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 4873 m2

Type: House



Dennis Tan

0413254030

\$850,000 - \$900,000

This beautifully presented townhouse offers the perfect blend of space, comfort, and modern convenience, making it ideal for both families and savvy investors. Features:

- **Standout Size:** Boasting the 2nd largest land size in the complex (201sqm), this home provides more outdoor space than most
- **3 generously sized bedrooms-** Master with luxurious ensuite and expansive walk-in robe- Second bedroom featuring a walk-in robe for ultimate convenience- Third bedroom with ample built-in storage
- **2 full bathrooms with extra toilet**
- **Fully Ducted air-conditioning** for year-round comfort
- **Eco-friendly solar panels** to save on energy bills and reduce your environmental impact
- **Prime location:** Situated peacefully at the rear of the complex in a cul-de-sac, away from traffic noise
- **Remote lock-up garage** with an additional undercover car space for off-street parking
- **Storage Solutions:** Abundant storage with a walk-in pantry and additional storage space
- **Entertainer's Delight:** Relax and unwind on the private entertainment deck
- **Smart Home Ready:** Smart lights enhance convenience and energy efficiency
- **NBN connection** for lightning-fast internet
- **Water-saving rainwater tank**
- **Annual pest control** included with strata levy for peace of mind

Don't miss out on this exceptional opportunity! Contact us today to arrange an inspection.