

**40 Croatia Ave, Edmondson Park, NSW 2174**

**House For Sale**

Thursday, 30 May 2024



40 Croatia Ave, Edmondson Park, NSW 2174

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 329 m2**

**Type: House**



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## Auction

Welcome to 40 Croatia Avenue, situated in the sought after suburb of Edmondson Park within close proximity to Ed Square and locals schools and public transport this double storey four bedroom home is one not to be missed! Boasting a spacious floor plan with multiple living areas, an array of modern inclusions plus an undercover entertaining area overlooking the grassed backyard, this home is sure to tick all of the boxes. Other features include; \* Four spacious bedrooms with built in wardrobes \* Master bedroom with walk in wardrobe and ensuite with floor to ceiling tiles \* Open plan kitchen, family and dining room \* Modern kitchen with gas cooktop, stainless steel appliances, drop pendant lighting, walk in pantry and island bench offering an abundance of bench and cupboard space \* Formal lounge room \* Separate media room \* Study \* Additional living area upstairs with balcony \* Main bathroom upstairs with bathtub, floor to ceiling tiles and floating vanity \* Third toilet downstairs \* Internal laundry with external access \* Ducted air conditioning and downlights throughout \* Undercover entertainment area \* Low maintenance grassed backyard with landscaped gardens \* Double lock up garage with internal access \* Sitting on a 329.9m<sup>2</sup> block of land \* Building size 264.86m<sup>2</sup> Location: \* 1.3km to St Francis Catholic College & Edmondson Park Station \* 1.4km to McDonald's Edmondson Park \* 1.5km to Ed Square Shopping Centre & Edmondson Park Public School \* 3km to Costco Wholesale. Don't miss your chance to experience all the charm this home has to offer - schedule a viewing today and make this stunning property yours!