

**6/58-70 Passendale Road, Edmondson Park, NSW,  
2174**



**Sold Apartment**

Friday, 7 July 2023

6/58-70 Passendale Road, Edmondson Park, NSW, 2174

**Bedrooms: 2**

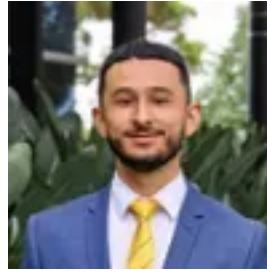
**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Tim Aaron  
0287851500



Alejandro Nagamine

## Immaculate Ground Floor Unit with Private Courtyard

From the moment you enter you will immediately be impressed by the immaculate interiors and spacious layout that this fantastic ground floor unit has to offer. The owners have spared no expense in creating a one of a kind courtyard area, which creates a tranquil space for outdoor living and entertaining. Located in a quiet boutique complex within a short stroll to amenities, this unit is sure to provide a private lifestyle of comfort and convenience.

### Featuring:

- \* Two great sized bedrooms with built in wardrobes to both
- \* Ensuite to master bedroom
- \* Open plan dining and lounge room
- \* Modern kitchen with gas cooking, dishwasher, marble herringbone tile splash back, breakfast bar plus offering an abundance of caesarstone bench and cupboard space.
- \* Main bathroom with floor to ceiling tiles, floating vanity and a bathtub
- \* Smart Lights throughout
- \* Split system air conditioning
- \* Customised laundry complete with dryer, marble herringbone tile splash back, caesarstone bench and plenty of storage space
- \* Also features security cameras
- \* Walk in linen
- \* Inside and outside clothesline
- \* 79m<sup>2</sup> private courtyard complete with irrigation, garden shed, gas and water provisions
- \* Underground double car space with storage

### Location:

\* Approx 700m to Lillian Bratkovic Park, 800m to St Francis Catholic College, 1km to Edmondson Park Station, 1.3km to McDonalds Edmondson Park, 1.1km to Aldi and 1.1km to Clermont Park plus a short drive to m5 and m7 access

Call today to arrange your inspection !