

**701/2 Sergeant Street, Edmondson Park, NSW 2174**

**Apartment For Sale**

Sunday, 5 May 2024



701/2 Sergeant Street, Edmondson Park, NSW 2174

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Sam Milou  
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Lina Dawood  
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**\$749,000**

Rare opportunity to secure a ready to move into, luxury apartment within the incredibly popular 'Ed.Square' proudly developed by Frasers Property, offering countless amenities at your doorstep. One of the most unique and desirable configurations, and the highest of it's kind, within the building. Ed.Square delivers residents a complete lifestyle opportunity with the quality of construction, planning and design that Frasers Property is now synonymous with. Features include:

- Enormous 110SQM layout
- Sweeping views inclusive of Sydney CBD
- Open-plan combined lounge and dining
- Timber-look tiled flooring within living areas
- Well appointed gas kitchen with stone benchtop & s/steel appliances
- Separate study room with door and window, ideal for working from home comfortably
- Master bedroom with ensuite
- Additional bedroom with built in wardrobes
- Designer bathroom
- Internal laundry with dryer
- Stunning communal swimming pool
- Secure underground car space and storage cage

Strata levies approx. \$1,875 per quarter  
Water rates approx. \$220 per quarter plus usage  
Council rates approx. \$317 per quarter

Bustling with energy and activity, day and night, there is always something new to discover at Ed's Town Square. Over 70 shops in the Town Square including Coles, a fresh food marketplace, EAT Street, Event Cinemas, iPlay and other essential services. Over 6 hectares of green open space including pocket parks, walkways and cycle paths keeping you connected to the surrounding regional parklands. 100% walkable neighbourhood, everything is within walking distance from your new home. Adjacent to Edmondson Park train station providing easy access to Liverpool, Sydney CBD and beyond. 8km from Liverpool CBD. The overall masterplan is a certified Green Star Community achieved a 6-Star rating. Ed's Town Centre has achieved a Green Star Design and As Built rating of 6 and 5 Stars.\*some images in the advertisement are 'virtually furnished'