

# 77 Dardanelles Road, Edmondson Park, NSW 2174

## House For Sale

Tuesday, 30 January 2024

**Raine&Horne**  
Ingleburn

77 Dardanelles Road, Edmondson Park, NSW 2174

**Bedrooms: 3**

**Bathrooms: 2**

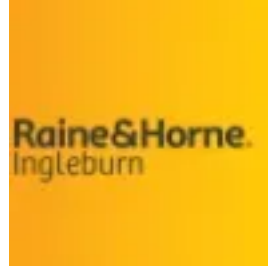
**Parkings: 1**

**Area: 325 m2**

**Type: House**



Farha Diba  
0405436393



Raine and Horne Ingleburn Sales  
0405436393

## JUST LISTED

Farha Diba, from Raine and Horne Ingleburn, presents to you this amazing 3-bedroom, 2-bathroom house. Situated in a desirable location, this property offers a comfortable and convenient lifestyle for its future owners. Upon entering, you will be greeted by a spacious and inviting living area, perfect for relaxing or entertaining guests. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a warm and welcoming atmosphere. The kitchen is a chef's dream, featuring modern appliances, ample storage space, and a stylish design. Whether you enjoy cooking for yourself or hosting dinner parties, this kitchen will exceed your expectations.

**3 BEDS || 2 BATH || 1 CAR PROPERTY**

**FEATURES:**

- 3 bedrooms with built ins, master with ensuite and walk in robe
- Open plan living/dining and kitchen with almost new appliances and gas cooking as well as dishwasher, discreetly separated with a half wall from the lounge
- Modern family bathroom with freestanding bath and shower
- Ducted air conditioning throughout and ceiling fans in all the bedrooms and dining area
- Solar panels
- Covered alfresco at the back for entertainment
- Low maintenance back yard
- Internal laundry
- Single lock up garage with internal access
- Timber floors in the main living areas and carpeted in the bedrooms
- Light filled and airy

**LOCATION FEATURES:**

- 2 min drive to Edmondson Park Public School
- 2 min drive to St Francis Catholic College
- 6 min drive to William Carey Christian School
- Only 700 m to Aldi, Oporto and Macdonalds on Camden Valley Way
- 4 min drive to Ed Square
- 4 min drive to Edmondson Park Station
- 8 min drive to Crossroads Homemaker Centre (Bunnings, Costco and more)

We look forward to seeing you at our next open home. For more enquires please call Farha Diba on 0405 436 393.

**DISCLAIMER:** Every precaution has been taken to establish accuracy of this information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries.