

# ba Hammon Place, Edmondson Park, NSW 2174

## House For Sale

Saturday, 2 March 2024



ba Hammon Place, Edmondson Park, NSW 2174

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 470 m2**

**Type: House**



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0281248184

## Contact Agent

**Key Features:**  
**Prime Location:** Enjoy the convenience of living close to the Edmondson Park train station and excellent public transport options, ensuring easy commutes and access to amenities.  
**Transport Connectivity:** With the M5/M7 motorway junction nearby, travel to Sydney CBD and surrounding areas is quick and efficient, perfect for those with busy lifestyles.  
**Education Hub:** Benefit from the educational facilities in the area, including a new high school under construction and existing primary and Catholic schools within walking distance, providing excellent options for families.  
**Contemporary Design:** This off-the-plan residence features a thoughtfully designed layout with 4 bedrooms, 3 bathrooms, and a double-car garage. The open-plan living, dining, and kitchen areas create a spacious and inviting environment for relaxation and entertainment.  
**Inclusions:** Reverse cycle ducted air-conditioning. 2740mm high ceilings to ground floor. Porcelain 600 x 600mm tiles to living areas & carpet to remainder. Coloured concrete driveway with plain crossover. Vertical blinds to all clear glazed windows. 40mm engineered stone benchtops to Kitchen. Polyurethane cabinets to Kitchen. 900mm freestanding cooker & canopy rangehood. Stainless steel dishwasher & microwave. Water point with niche in fridge space. Full height tiling to Bathroom and Ensuite. Wall hung vanities with 20mm engineered stone benchtops. Flick mixer taps to vanities, baths and showers. Exhaust fans to Bathroom & Ensuite. Toilet suites closed coupled vitreous china. Perimeter framed shower screen with frameless pivot door. Shower niches to Bathroom & Ensuite. Freestanding oval bath to Bathroom. Keyless smart entry lock to front door. Luxury electrical package. Alarm with 4 sensors. Auto garage door opener. 180 day maintenance period (double industry standard).  
**Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information, and we do not accept responsibility for its accuracy. Any interested parties should rely on their own inquiries. Pictures are for illustration purposes only.