

**13 Norbis Road, Edmondson Park, NSW 2174**



**House For Sale**

Tuesday, 25 June 2024

13 Norbis Road, Edmondson Park, NSW 2174

**Bedrooms: 4**

**Bathrooms: 2**

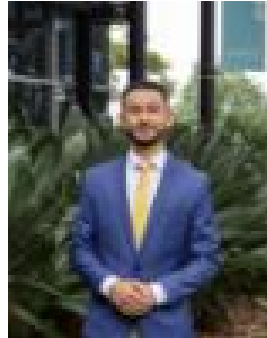
**Parkings: 2**

**Area: 405 m2**

**Type: House**



Tim Aaron  
0434059820



Alejandro Nagamine  
0404115515

**\$1,350,000 - \$1,400,000**

Discover the epitome of modern living at 13 Norbis Street, Edmondson Park. This immaculate residence presents a harmonious blend of contemporary design and suburban comfort. Upon entering, you're welcomed by a bright and airy living space, seamlessly flowing into a sleek, gourmet kitchen adorned with stainless steel appliances and ample storage. Step outside to a landscaped backyard oasis, complete with a covered alfresco area that invites outdoor dining and entertaining year-round plus a low maintenance grassed backyard. Located in a highly desirable neighbourhood, 13 Norbis Street is conveniently close to local schools, parks, and transport options, catering to every lifestyle need. Other features include:

- \* Four great sized bedrooms with built in wardrobes to all
- \* Walk in wardrobe and a stunning ensuite with a his and hers vanity, floor to ceiling tiles and a separate toilet to the master bedroom
- \* Open plan family and dining
- \* Spacious modern kitchen offering a glass splashback, breakfast bar, gas cooking, drop pendant lighting, walk in pantry plus plenty of bench and cupboard space
- \* Lounge room
- \* Main bathroom with a freestanding bathtub and detached toilet
- \* Internal laundry
- \* Powder room
- \* Ducted air conditioning
- \* Downlights throughout
- \* Undercover patio perfect for entertaining
- \* Grassed backyard
- \* Double lock up garage with internal access
- \* Sitting on a 405.6m<sup>2</sup> block of land

Location:

- \* Approx 350m to Lillian Bratkovič Park
- \* 1.2km to St Francis Catholic College
- \* 1.2km to Edmondson Park Station
- \* 1.4km to Ed.Square Shopping Centre
- \* 1.5km to Edmondson Park Public School
- \* 2.1km to Bardia Public School

Don't miss your chance to own this modern gem in one of Edmondson Park's most sought-after neighbourhoods. Schedule a viewing today and experience the charm of 13 Norbis Street for yourself!