

**131 Dalmatia Avenue, Edmondson Park, NSW 2174**



**House For Sale**

Monday, 1 April 2024

131 Dalmatia Avenue, Edmondson Park, NSW 2174

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 336 m2**

**Type: House**



Tim Aaron  
0434059820



Ashvin Maharaj  
0402996475

**\$1,250,000 - \$1,300,000**

Welcome to 131 Dalmatia Avenue, Edmondson Park! This stunning four bedroom house is the perfect family home. With a spacious backyard, hardwood flooring, and a beautifully designed interior, this property is sure to impress. The property features a great designed floor plan, with a dining room, living room, and kitchen that flow seamlessly together. The bedrooms are spacious and filled with natural light, creating a warm and inviting atmosphere. Located in a quiet neighbourhood, this property offers the perfect balance of indoor and outdoor living. Whether you're relaxing in the backyard or enjoying a meal in the dining room, this house has everything you need to feel right at home. Features Include: \* Four great sized bedrooms with built in wardrobes to all \* Oversized master bedroom with a massive walk in wardrobe and ensuite with a double vanity and separate toilet \* Modern kitchen with gas cooking, drop pendant lighting, a glass splashback and customly designed walk in pantry with additional bench space \* Open living and dining \* Theatre room or guest bedroom \* Spacious main bathroom with bathtub and separate toilet \* Additional living room upstairs \* Internal laundry with external access plus additional bench top space for kitchen appliances \* Powder room downstairs \* Additional lounge room \* Ducted air conditioning \* Fireplace \* Undercover patio perfect for entertaining with a ceiling fan \* Low maintenance grassed backyard \* Manicured gardens \* Single lock up garage \* 9.6kw Solar with a SolarEdge inventor battery ready \* Fiber to the premise NBN \* Sitting on a 336.2m2 block of land Location: \* Approx 750m to Lillian Bratkovic \* 800m to St Francis Catholic College \* 1.1km to Edmondson Park Public School \* 1.2km to Edmondson Park Station \* 1.5km to Ed. Square Shopping Centre \* 2.1km to Bardia Public School \* 2.4km to William Carey Christian School Call today for further information!