

**21 Holliday Avenue, Edmondson Park, NSW, 2174**



**House For Sale**

Friday, 9 August 2024

21 Holliday Avenue, Edmondson Park, NSW, 2174

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Tim Aaron



Ashvin Maharaj  
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## Stunning Family Living!

Welcome to 21 Holliday Avenue, an exquisite residence situated in the sought-after suburb of Edmondson Park. This beautifully designed home offers a perfect blend of modern elegance and family-friendly functionality, making it an ideal haven for those seeking comfort and style.

This spacious home features a contemporary facade with clean lines and quality finishes, setting the tone for a stylish interior. Enjoy a bright and airy open-plan living area that seamlessly connects the lounge, dining, and kitchen spaces, creating a warm and inviting atmosphere for family gatherings and entertaining.

Located in a vibrant community, this home is within close proximity to schools, parks, shopping centres, and public transport, ensuring convenience for everyday living.

### Other Features Include:

- \* Three great sized bedrooms with built in wardrobes to all
- \* Walk in wardrobe and an ensuite to the master bedroom
- \* Open plan layout family and dining
- \* Spacious modern kitchen offering gas cooking, glass splashback, sleek cabinetry, dishwasher plus a large walk in pantry
- \* Walk in linen
- \* Internal laundry
- \* Main bathroom with a bathtub
- \* Formal lounge room
- \* Ducted air conditioning
- \* Downlights throughout
- \* Recently painted and replaced carpet throughout rooms
- \* Undercover alfresco area perfect for entertaining
- \* Synthetic grass front and back making it easy to maintain
- \* Well maintained vegetable garden
- \* Spacious front yard
- \* CCTV camera & intercom
- \* Antena
- \* Plenty of street parking
- \* Double Garage (can be converted to Room easily)
- \* Sitting on a 312.5m<sup>2</sup> block of land
- \* Estimated rent \$800 - \$850 per week

### Location:

- \* Approx 550m to Edmondson Park Public School
- \* 850m to St Francis Catholic College
- \* 1.3km to Edmondson Park Station
- \* 1.6km to Ed.Square Shopping Centre
- \* 2.6km to John Edmondson High School
- \* 3.2km to William Carey Christian School

Don't miss the opportunity to call 21 Holliday Avenue your home. Contact us today for a private inspection and experience the perfect blend of modern living and comfort!