

**9 Braddon Place, Edensor Park, NSW 2176**



**House For Sale**

Friday, 5 July 2024

9 Braddon Place, Edensor Park, NSW 2176

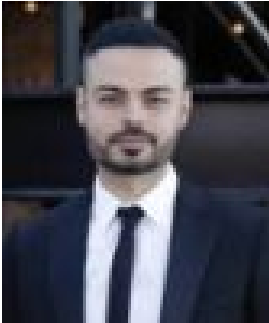
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 566 m2**

**Type: House**



Martin Yokhana  
0402874843



William Yousif  
0461538975

## Auction

Team Yokhana at Ray White Wetherill Park & Cecil Hills is proud to present to the market the stunning single level home. Showcasing a neat and modern interior throughout, this low maintenance, elevated home offers privacy and comfort for a young family. Positioned in a cul -de-sac setting, minutes to Edensor Park Plaza and quality schools with a nice north east to rear setting. Generous floorplan comprises separate living and dining areas Enclosed outdoor entertainment area, perfect all year round Master bedroom with walk in robe and ensuite, built in robes in the others Quality large in-ground swimming pool Ducted Air Conditioning Spacious updated kitchen features Miele stainless steel oven Study or 4th bedroom, sundrenched bathroom, alarm system Perfect as a readymade first home or easy-care investment Undercover access to single lock-up garage and carport behind Moments to Edensor Park Plaza, bus stops and local schools All set on 566 sqm of land. Features Including:

- A three bedroom house with a study room that is currently used as 4th bedroom.
- An oversized master bedroom with an amazing ensuite and walk-in wardrobe.
- Modern and practical open plan layout, made for a growing family.
- Updated kitchen with luxurious finishes sure to impress the chef of the family.
- An amazing outdoor entertaining area, perfect to entertain or host events with a beautiful pool.
- Single lock up garage with plenty of parking spaces and an automatic gate.
- This amazing home comes with granny flat potential STCA