

# Lot 120/11 Hammon Place, Edmondson Park, NSW 2174



## House For Sale

Saturday, 2 December 2023

Lot 120/11 Hammon Place, Edmondson Park, NSW 2174

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Everyday Homes Sales Team

**\$1,769,500**

**INCLUSIONS HOME & LAND PACKAGE**

- Site costs & Basix.
- 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.
- Corebuild system.
- 180 day maintenance period (double industry standard).

**Education Facilities Nearby**

- The Grove Academy
- Bardia Public School
- St Francis Catholic College
- St Catherine of Siena Primary School Prestons
- Abacus Kindergarten & Learning Centre
- Edmondson Park Education and Care
- Organic Seedlings Education
- Boss Baby Family Day Care
- William Carey Christian School
- Casula High School
- Casula Pre-School
- Dalmeny Public School
- TAFE NSW Liverpool

**Retail Amenities**

- Ed. Square Shopping Centre
- Coles
- ALDI Edmondson Park
- Crossroads Homemaker Centre
- Costco Wholesale Casula
- Woolworths Health Amenities
- Plus Fitness 24/7 Edmondson Park
- Prestons Medical Centre
- Doctors at Prestons
- South Western Sydney Local Health District
- Liverpool Hospital Recreation
- Edmondson Regional Park
- Clermont Park
- McDonald's Edmondson Park
- Hungry Jack's Edmondson Park
- Brigade Park
- Ash Road Sporting Complex
- Events Cinemas Transport
- Edmondson Park Station

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