

**Lot 121 Hammon Place, Edmondson Park, NSW 2174**  EverydayHomes

## House For Sale

Friday, 2 February 2024

Lot 121 Hammon Place, Edmondson Park, NSW 2174

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 476 m<sup>2</sup>**

**Type: House**



Everyday Homes Sales Team

## MARCH COMPLETION. GREAT INVESTMENT!!

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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