

# Lot 2 Private Road, Edmondson Park, NSW 2174



## House For Sale

Thursday, 16 May 2024

Lot 2 Private Road, Edmondson Park, NSW 2174

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 302 m2

Type: House

**\$1,247,900 - Pay on Completion!**

INCLUSIONS:4 Bedrooms with Double Locked-up GarageCeramic Tiling to Porch, Study/Entry, Kitchen, Dining,Family and AlfrescoCarpet to Theatre, Stairs, Sitting & bedroomsNatural gas package incl. Instantaneous HWSFixed Site Costs & Basix RequirementsInsulation to Ceiling & Walls (Except Garage)2.59m Ceilings (Ground Floor Only)T2 Termite Treated FramePerimeter Termite ProtectionColoured concrete Driveway & Pathway to PorchRemote Control Panel Lift Garage DoorStone benchtop to Kitchen900mm Westinghouse AppliancesAlarm System10 LED DownlightsFully Ducted Day/Night Air Conditioning25 YEARS Premium Upgrades\*ALSO INCLUDED:Gloss vanitiesGloss two-tone kitchen cupboardsAccent Internal Panel DoorsFull height wall tiling to Bathroom & EnsuiteSelected Porcelain Tiles to the main floor areas (500x500)Capped Off Point for Fridge spaceExtra Gas Point to AlfrescoFlyscreens to all Openable WindowsINCLUSIVE PLUS:Turf to front & rearLetterboxPlanting to front yardFencing to Rear & Side boundaries1 x side Gate and fixed panel as requiredWashed pebble path to sidesBuilding trust is what we live for and what we have been doing for almost 25 years. With over 200 Fixed Price House & Land Packages to choose from, you will be sure to find the right style of home with Firststyle Homes.Firststyle Homes reserves the right to change prices, specifications, materials, product and suppliers without notice. External & internal images are to be used as a guide only and may show furnishings not included in the base price including driveway, paths, fencing, landscaping, feature front entry door, lights, upgraded garage door and roof coverings. Please ask your Sales Consultant for house specific inclusions to assist you in making your selection.(Images used are for display purposes only)