

**25/51 Hutton Road, Edmondson Park, NSW, 2174**



**Studio For Sale**

Friday, 13 September 2024

25/51 Hutton Road, Edmondson Park, NSW, 2174

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**

## Modern stylish living near Ed Square

Welcome to a contemporary studio that sets a new standard for modern living, ideally located in the vibrant Edmondson Park neighborhood. With ED Square Shopping Centre and Edmondson Park Station just a short stroll up the road, bus transport on the same street the ultimate in convenience.

This stylish residence boasts a sophisticated design and remarkable value. As you step inside, you'll immediately appreciate the spacious layout, featuring a generous living area and a convenient built-in wardrobe. The modern kitchen is a highlight, complete with elegant stone benchtops, high-quality fixtures, and efficient gas cooking, making meal preparation a true pleasure.

The luxurious bathroom combines contemporary charm with top-notch quality, while timber-look flooring throughout the living areas adds a touch of warmth and elegance. A standout feature is the expansive balcony, which seamlessly extends from the apartment, offering the perfect setting for relaxation or entertaining guests while enjoying the fresh air.

Additional features of this home include an internal laundry, split system air conditioning for year-round comfort, and a secure parking space. Residents also have access to well-maintained outdoor entertainment and playground areas. Enhanced security is ensured with a secured intercom system, providing you with peace of mind.

- Total Floor area is 51m<sup>2</sup> + 14m<sup>2</sup> garage
- Rental Estimate \$420 - \$440 per week
- Strata Rates \$514 Per QTR
- Council Rates \$317 Per QTR
- Previously rented at \$420 per week.

Disclaimer: The above information has been extracted based on visual inspection by the agent/agents representing Richardson & Wrench Hinchinbrook and by information received from the client's and their legal representative. We have not verified whether that information is accurate, and do not have any belief one way or the other in its accuracy. All interested parties should make and rely upon their own inquiries to determine whether this information is in fact accurate.