

**154 MacDonald Road, Edmondson Park, NSW, 2174**



## **Townhouse For Sale**

Thursday, 22 August 2024

154 MacDonald Road, Edmondson Park, NSW, 2174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Chandra Leonardi

## DEPOSIT TAKEN!

Located in the new emerging community of Ed Square Town Centre.

The townhome is only walking distance to Ed Square shopping & entertainment precinct with plenty of restaurants, cafes, grocery shops, cinemas, train station, motorways, schools & parks.

- + Located only 5 min walk to Edmondson Park train station & 3 min walk to Ed Square town centre
- + Two bedrooms + Office (can be converted into 3rd bedroom or study area)
- + SMEG kitchen appliances
- + Open plan kitchen, living & dining area
- + 1 car space adjacent to townhome
- + Ducted air-conditioning system
- + Timber looking tile on living, kitchen, & dining area
- + Fully Tiled bathroom
- + Carpet on bedroom
- + Direct access to parking space
- + 2.7m ceiling height on living area
- + Intercom system
- + Massive courtyard

Walking distance to 70 different shops in Ed Square such as Coles supermarket, Event Cinemas, Service NSW, cafes, restaurants, chemist, shops, Anytime Fitness, medical centre, iPlay, & childcare centre.

The overall masterplan is a certified Green Star Community achieved a 6-Star rating. Ed's Town Centre has achieved a Green Star Design and As Built rating of 6 and 5 Stars.

Approximate quarterly outgoings:

Strata fee \$635

Council \$300

Water \$160 + usage

Book this 2 bedroom + office townhome for an inspection with Chandra at 0433 224 938.