

**301/361 Bernera Road, Edmondson Park, NSW, 2174** **Urban.** Land Housing

## Apartment For Sale

Sunday, 8 December 2024

301/361 Bernera Road, Edmondson Park, NSW, 2174

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Luxury Living in the Heart of Edmondson Park CBD

If Location is your primary factor then this luxurious Aland Built, level 5 apartment right in the centre of Edmondson Park is the perfect choice for you.

This amazing east facing one bedroom apartment is located within short walking distance to the Ed Square Shopping Centre, Edmondson Park Public School, Edmondson Park train station and is also close to the M5 and M7.

As this property has all your boxes ticked in both luxury and location it will make you the envy of your family and friends. The property is perfect for a multitude of buyer types whether you are a young family, retired couple or investor who is in search of great rental yields.

### Features Include:

- One Bedroom with Access to Balcony.
- Study nook area
- Lift Access to Level 5 and huge common area hallway with access to Garbage Chute
- Open plan lounge / dining area along with stone bench tops and side splashback.
- Ultra Modern Kitchen with Plenty of cupboard space along with Gas cooking
- One bathroom with double size shower, toilet and vanity
- Modern Shadow Line Ceilings throughout and 2.7m high ceilings.
- Fully ducted air conditioning throughout
- Wood Look Tiles in Living areas and premium carpet in Bedroom
- Secure access and Single car space with Security Intercom.

### Outgoing Levies:

Strata - \$1,180 Per Quarter - approx

Council - \$330 per Quarter - approx

Water - \$80 per Quarter - approx

### Disclaimer:

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own inquiries. Images and furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.