

**45A Edgar Street, Yagoona, NSW, 2199**

Laing+Simmons

**House For Sale**

Tuesday, 10 December 2024

45A Edgar Street, Yagoona, NSW, 2199

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Themy Panagiotidis

## Family Sized Duplex | 325sqm

Beautifully presented with impressive proportions, this move-in ready duplex creates a wonderful atmosphere for delightful indoor/outdoor family living.

- Four double sized bedrooms with built in robes
- Main with ensuite and large enclosed balcony
- Generous open plan living and dining
- Stylish kitchen features stone benchtops, gas cooking and dishwasher
- Newly renovated bathroom , ensuite and laundry with 3rd bathroom downstairs
- Multiple split system air conditioning throughout
- Internal access to single garage plus off street parking
- Huge level grassed yard perfect for kids and pets to play
- Entertainers delight with a large covered alfresco area with outdoor kitchen
- Separate office with air conditioning
- Close to main arterial roads including Hume Hwy and the M5 for an easy commute to the CBD and airport

Central location, only minutes to Yagoona and Bankstown Station, Bass Hill Plaza, shops and eateries, with schools and parks nearby.