

**53 Ardennes Avenue, Edmondson Park, NSW, 2174**



**House For Sale**

Monday, 18 November 2024

53 Ardennes Avenue, Edmondson Park, NSW, 2174

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**

## THE PROPERTY THAT DOES IT ALL!

Jordan Byrne from Ray White is proud to present to the market this stunning house with internal secondary living located within the prestige suburb of Edmondson Park.

Have you been searching for a property with high-end finishes that you can call home? but also a location you can welcome your in-laws over for the weekend?

Then look no further as 53 Ardennes Avenue, the most recent offering to hit the market in Edmondson Park hits the spot.

This Custom built connected house and inbuilt teenage retreat/in law accommodation is sure to tick all the boxes. Offering multiple living areas, six bedrooms, four complete bathrooms and a double garage all on a 450 SQM parcel of land, this is one you're not going to want to miss.

Not only is 53 Ardennes Avenue on a corner block, but it comes equipped with two full kitchens, high ceilings, fencing all around, and a secondary drive way at the rear for second dwelling access. Head upstairs to your oversized rumpus room and look out from your balcony to expansive views of Edmondson Park's park areas while sipping a good bottle of wine.

Over features include: MAIN HOUSE

- \* Four full sized bedrooms with built-ins in each
- \* Oversized master bedroom with full walk in wardrobe & ensuite
- \* Three full bathrooms including one down stairs
- \* Large open plan kitchen area
- \* Separate living & dining area
- \* Remote lock double garage
- \* Internal laundry area
- \* Outdoor patio area
- \* Security door bell
- \* Gas cooking
- \* Huge upstairs rumpus
- \* Balcony with expansive views
- \* Ducted air conditioning
- \* Downlights throughout
- \* Wide hallways
- \* Laundry with access to backyard
- \* Timber flooring upstairs
- \* Tiled downstairs

INLAW ACCOMODATION/TEENAGE RETREAT

- \* Two great sized bedrooms
- \* Bathroom
- \* Internal Laundry
- \* Living & dining combined
- \* Downlights
- \* Split system air conditioning
- \* Parking spot on the side of the house with private drive way
- \* Access to outdoor undercover Patio/backyard
- \* Fully equipped kitchen

Situated in a prime location, enjoy easy access to a range of shopping options, parks and playgrounds plus benefit from a selection of reputable schools and educational institutions in

the area. Stay connected with convenient access to major roads, highways, and public transport options, making commuting a breeze.

- Easy access to M5/M7 1km approximately 3 minutes drive
- Ash Road Sporting Complex 1.1km approximately 4 minutes drive
- Saint Catherine of Siena Catholic Primary School 1.3km approximately 4 minutes drive
- Dalmeny Public School 1.8km approximately 4 minutes drive
- Costco Crossroads 1.9km approximately 5 minutes drive
- Edmondson Park Station 2.3km approximately 5 minutes drive
- Edmondson Square Town Centre 2.4km approximately 5 minutes drive
- Amity College 2.8km approximately 6 minutes drive
- Casula High School 2.9km approximately 6 minutes drive
- St Francis Catholic College 2.9km approximately 6 minutes drive
- Bardia Public School 3.1km approximately 7 minutes drive
- Hurlstone Agricultural High School 5km approximately 11 minutes drive

Don't miss out on this fantastic property, contact Jordan Byrne on 0412 868 243 to arrange an inspection today.