

**96 Croatia Avenue, Edmondson Park, NSW, 2174**



**House For Sale**

Thursday, 24 October 2024

96 Croatia Avenue, Edmondson Park, NSW, 2174

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Low-Maintenance Lifestyle

Auction Location: On-Site

Perfectly positioned opposite a serene park in Edmondson Park, this beautifully presented double-storey home boasts an abundance of natural light and a clever floorplan that maximises space while offering a seamless flow throughout. With four well-proportioned bedrooms and three spacious living areas, there's plenty of room for the whole family to relax, entertain, or unwind. Thoughtfully designed and impeccably maintained, this home combines comfort and style in an unbeatable location.

Conveniently located in close proximity to Ed Square, you'll find an array of shops, cafes, and eateries just a stone's throw away. Edmondson Park Train Station and nearby bus stops provide easy access to public transport, while the M5 and M7 motorways offer seamless connectivity to the city. This ideal location ensures you have everything you need right at your doorstep.

Features:

- \* Located opposite a park
- \* Ducted air conditioning
- \* Open plan kitchen, living and dining space
- \* Media room and upstairs rumpus
- \* Kitchen featuring stone bench tops, stainless steel appliances including 900mm gas cook top and electric oven, dishwasher and walk in pantry
- \* Master suite features ensuite, walk in robe and private balcony
- \* Remaining bedrooms generously sized and complete with mirror built in robes
- \* Powder room
- \* Ample storage
- \* Covered alfresco area leading out to low maintenance rear yard
- \* Double garage with remote entry and internal access
- \* 6.6kw solar system

\* Simon Property Co believes that all the information contained herein is true and correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.