



House with perfect location and inclusions

Property ID: 681176

EDMONDSON PARK 3 Billet Road

beds: 4 baths: 2 cars: 2

For Sale \$795000 to \$835000

Property Size: 220 sqm

Land Size: 365 sqm

This is a fantastic opportunity to secure a great home located within close proximity to Edmondson Park Train Station, Bardia Public School and ED square shopping centre (opening 2020 with 90 retailer). This house is built by LILY HOMES which boasts lots of natural light along with quality inclusions. Positioned within walking distance to the village square shopping centre, new Preston Woolworths (under construction), ALDI, McDonald, Seven Eleven and only five minutes drive to M5 & M7 motorways.

This property would make an ideal family home or investment.

Features include but are not limited to:

- Offers a lot of natural lighting throughout.
- Two separate lounge for family entertainment.
- Around 50 down lights throughout the house
- 20mm stone pencil round Kitchen bench tops.
- 900cm OMEGA ducted range hood.
- 900cm OMEGA cook top and oven.
- ZIP Filter water tap.
- Ducted Light & Fan with 2 Heat lamps to Main Bathroom and Ensuite.
- Tiling to all walls in Ensuite 1.2m high
- Cavity sliding door in laundry, bathrooms and ensuite.
- Semi frameless Screens in main bathroom and ensuite.
- 4 pendants in kitchen and bathroom.
- Around 50 down lights throughout the house
- 900cm entry door.



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- Brick mail box with sandstone on top.
- Updated Bricks: PGH SORBETTO
- Additional storage in laundry with Caesar stone bench top.
- Slimline Rain Water Tank.
- Veggie patch in the back yard.
- Fully fenced yard and modern landscaping.
- All bedrooms has built in.
- 2.6 cm high ceiling.
- Tiling in alfresco
- Lock up garage with internal access

If you have any question please feel free to contact us:

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