

1/58-70 Passendale Rd, Edmondson Park, NSW 2174

Sold - \$750,000

Apartment 2  2 



## Highly Motivated Vendor - Starting Bid \$700,000

Set in a modern and well-maintained complex, this stylish ground-floor residence offers the perfect blend of comfort, convenience and low-maintenance living. Featuring two generously sized bedrooms, including a master with ensuite, both complete with built-in wardrobes, this home is ideal for first home buyers, downsizers or savvy investors.

**Open for Inspection**

By Appointment.

The open-plan living and dining area is filled with natural light and flows seamlessly to a private, easy-care courtyard, perfect for relaxing or entertaining. The contemporary kitchen is equipped with quality appliances, gas cooking and ample storage, while modern bathrooms and an internal laundry add to the home's practicality. Additional features include split-system air conditioning and secure parking for two cars.

The vendor is highly motivated and committed to selling, presenting an outstanding opportunity for buyers looking to secure a property in one of Sydney's fastest-growing suburbs. This property WILL be sold at auction on Saturday, 30th May at 11:00am.

Ideally located within walking distance to Edmondson Park Train Station, Ed.Square Shopping Centre, local schools, parks and public transport, this property offers exceptional lifestyle convenience in a thriving community.

Open Homes:

Every Saturday from 10:15am – 10:45am

Auction:

Saturday, 30th May at 11:00am

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.

### Listed By

Daniel Montes De Oca  
Phone: (02) 4677 1348  
Mobile: 0405 293 384

