

5 Bosnjak Avenue, Edensor Park

## ARCHITECTURALLY DESIGNED 36SQ APPROX

STYLE, VERSATILITY IN PREMIUM LOCATION

Treat your family, even the in laws to this designer, custom-built, elevated double-storey residence with a striking facade. 17+mtr frontage, motorised front gate plus additional secure on-site parking. Peaceful cul-de-sac position amongst magnificent homes, 200 mtrs to Edensor Park Plaza. Transport and schooling are nearby.

The solid timber oversized front door opens, revealing a breathtaking entrance, exposing wide polished, stunning hardwood timber flooring that flows effortlessly throughout the lower level.

Magnificent lighting and the varying ceiling heights emphasise high end living. The theatre room to the right then onto the king sized downstairs, guest or in law accommodation includes a super sized tiled to ceiling, ultra modern ensuite plus walk in wardrobe. (Very classy).

Internal access to 2 1/2 car remote garage, guest's powder room, private fitted out study then that opens beautifully to the dining and family areas with a soaring high, mesmerising ceiling. Separate

4 🚗 3 🚗 2 🚗

**FOR SALE**  
SOLD PRIOR TO AUCTION

### AGENTS

Graham Ball  
0412 778 855  
graham.ball@ljhooker.com.au

Dane Ball  
0450 028 635  
dane.ball@ljhooker.com.au

### AGENCY

LJ Hooker Edensor Park | Green Valley  
(02) 9823 8888

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

rumpus room and fully equipped undercover alfresco entertaining each offer double sliding doors, that brings the outside in. Enjoying a spectacular view of the perfectly oriented east facing in ground salt water pool.

Glass panelling, mosaic tiling + outdoor shower and enough lawn to enjoy. The kitchen boasts, Siemens appliances, 100 mm stone tops, a huge island, a deep double sink with a breakfast bar, ideal for casual get-togethers. Dishwasher, glass splash, bread bin, wine rack and not to mention the abundance of hidden cupboard and storage space. Solid timber wide staircase opens to a gallery, chill out area and a terrific view of the lower level.

The 3 king sized bedrooms upstairs are outstanding, main with massive ensuite, each with a huge walk in robe and 2 with undercover private balcony access. Gorgeous main bathroom has a laundry chute. Superbly built and planned giving you all the luxuries and benefits you deserve.

Vacant owner is absolutely selling, inspection, a must. Offers welcome prior to auction.

#### FEATURES:

- ZONED DUCTED AIR CONDITIONING & VACUUM
- ENERGY EFFICIENT, 6 K/W SOLAR POWER (Savings)
- OUTSTANDING FLOORPLAN
- TOP QUALITY INCLUSIONS.
- VENDOR DEFINITELY HERE TO SELL

#### MORE DETAILS

Property ID	CMPHUC
Property Type	House
Including	Toilets (4)

#### Graham Ball 0412 778 855

Senior Sales Executive | [graham.ball@ljhooker.com.au](mailto:graham.ball@ljhooker.com.au)

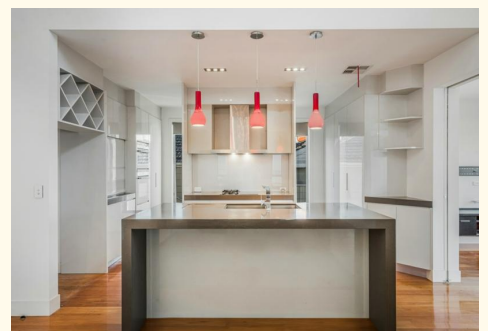
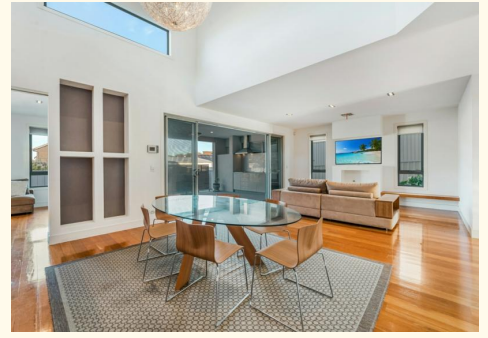
#### Dane Ball 0450 028 635

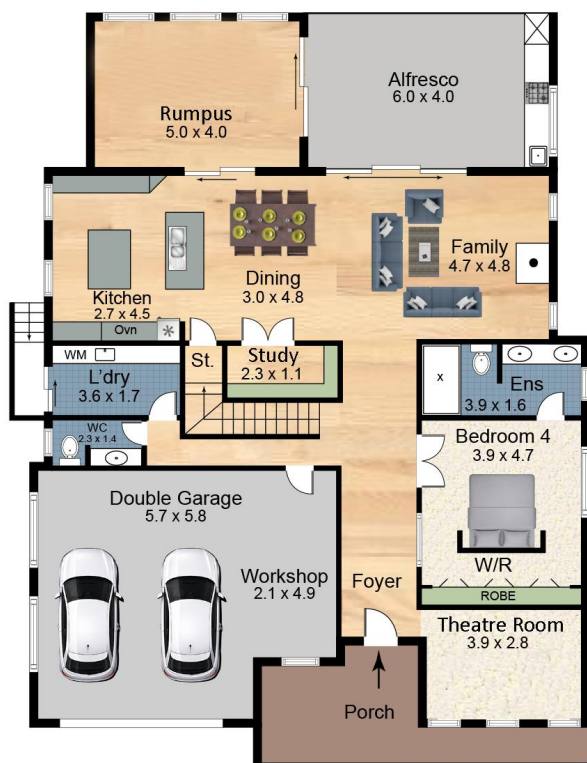
Sales Associate | [dane.ball@ljhooker.com.au](mailto:dane.ball@ljhooker.com.au)

#### LJ Hooker Edensor Park | Green Valley (02) 9823 8888

Shop 8, 207-215 Edensor Road, Edensor Park Plaza, EDENSOR PARK NSW 2176

[edensorpark.ljhooker.com.au](http://edensorpark.ljhooker.com.au) | [edensorpark@ljhooker.com.au](mailto:edensorpark@ljhooker.com.au)





Ground Floor



First Floor



**5 Bosnjak Ave  
Edensor Park 2176**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.

