



Unit 303, 6 General Boulevard, Edmondson Park

## Brand New Boutique Apartment in the Heart of Ed Square

Positioned within the vibrant and ever-growing Ed Square precinct, this brand new Clifton apartment on Level 3 presents an outstanding opportunity to secure a stylish, low-maintenance residence in one of South West Sydney's most exciting lifestyle destinations.

Located in the heart of Ed Square Town Centre in Edmondson Park, residents enjoy immediate access to a dynamic urban environment offering an array of cafes, restaurants, retail, fresh food marketplace and entertainment options, all just moments from your doorstep.

Perfect for first home buyers, professionals or investors, this boutique apartment combines contemporary design with everyday convenience.

### Property Features:

- Spacious open-plan living and dining area filled with natural light
- Generous master bedroom with built-in wardrobe
- Separate study area, ideal for working from home
- Stylish fully tiled bathroom with quality finishes
- Modern kitchen with gas cooktop and quality appliances
- Internal laundry for added convenience

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.

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**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
Dejan Gajic  
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Charles Cilia  
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**AGENCY**  
LJ Hooker Leppington | Austral  
(02) 9606 4311

**LJ Hooker**

- Air conditioning for year-round comfort
- Expansive private balcony, perfect for entertaining
- Positioned on Level 3 within a boutique building

Lifestyle & Location | Enjoy a walk-to-everything lifestyle with:

- Direct access to Edmondson Park Railway Station
- Event Cinemas Ed Square just moments away
- Anytime Fitness Edmondson Park nearby
- Childcare centre, playgrounds and parklands all within walking distance

Investment Snapshot

- Expected rental return: \$620 per week
- Strata: \$1,433 per quarter
- Council: \$355 per quarter
- Water: \$208 per quarter

Offering modern living, strong rental potential and unbeatable convenience, this brand new apartment is a standout opportunity in a high-demand location.

Enquire today to secure your place in the thriving Ed Square community.

- Some images in this advertisement have been virtually furnished and are for illustrative purposes only. All areas and dimensions are approximates only.

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.

## MORE DETAILS

Property ID	128YHCV
Property Type	Apartment
Including	Study Ducted Cooling Ducted Heating Balcony Outdoor Entertaining Built-in-Robes

### Dejan Gajic 0404 225 083

Licensed Sales Agent | [dejan.leppington@ljhooker.com.au](mailto:dejan.leppington@ljhooker.com.au)

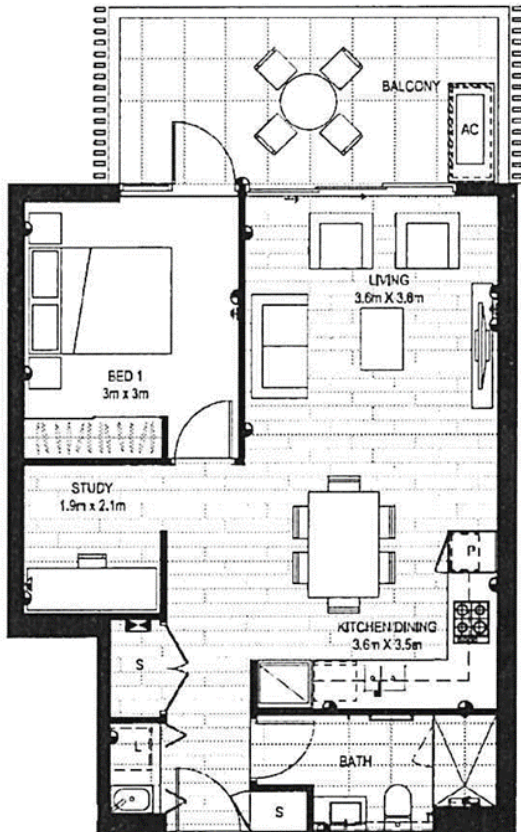
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