

Unit 4/120 Passendale Road, Edmondson Park

## Ground Floor Garden Apartment

Perfectly positioned in one of Sydney's fastest-growing suburbs, this beautifully presented apartment offers a rare blend of style, comfort, and unmatched convenience.

Step inside to find sunlit interiors, quality finishes, and an effortless indoor&ndash;outdoor flow that enhances everyday living.

### Property Highlights

- Spacious open-plan living & dining with easy-care tiled flooring
- Sleek kitchen featuring stone benchtops and premium 900mm appliances
- Generous bedrooms both with built-in wardrobes
- 2 stylish bathrooms, designed for comfort and practicality
- Integrated internal laundry for a clean, seamless aesthetic look
- Private outdoor area with garden bed&mdash;your own green retreat
- Shared rooftop terrace, perfect for relaxing or entertaining
- Rental income of \$680.00 per week from day one

Enjoy an unbeatable lifestyle with everything just moments away:

- Walking distance to Edmondson Park Train Station
- Steps from Ed Square Shopping Centre
- Close to Edmondson Park Public School and the popular Ed Tavern

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.

2 2 1

**FOR SALE**  
\$755,000 - \$765,000

### AGENTS

Dejan Gajic  
0404 225 083  
dejan.leppington@ljhooker.com.au

Samuel Moscabenny  
0448 649 817  
smoscabenny.leppington@ljhooker.com.au

### AGENCY

LJ Hooker Leppington | Austral  
(02) 9606 4311

LJ Hooker

- Multiple bus stops and easy access to major motorways
- Near local parks, playgrounds, and community facilities

A beautifully appointed garden apartment offering modern living with lifestyle convenience at its core.

Ideal for first-home buyers, downsizers, and savvy investors alike!

Enquire today!

- Virtual furniture used for illustration purposes. Actual property may differ.

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	123JHCV
Property Type	Apartment
Including	Toilets (2)

### Dejan Gajic 0404 225 083

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

### Samuel Moscabenny 0448 649 817

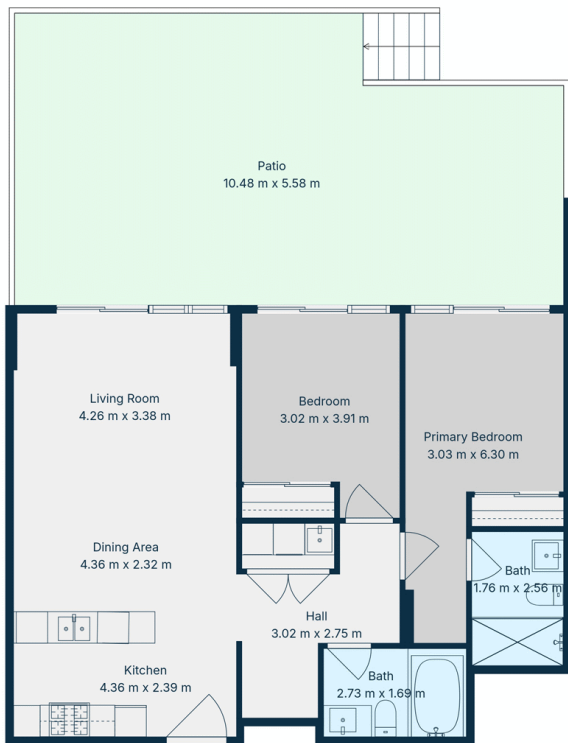
Licensed Sales Agent | [smoscabenny.leppington@ljhooker.com.au](mailto:smoscabenny.leppington@ljhooker.com.au)

### LJ Hooker Leppington | Austral (02) 9606 4311

Leppington Village Shopping Centre, Shop GC1, 108-116 Ingleburn Road, LEPPINGTON NSW 2179

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





4/120 PASSEDALE ROAD, EDMONDSON PARK

Floor plans are approximate and for illustrative purposes only. While we do not doubt the accuracy of the floor plans, we make no guarantee, warranty, or representation as to their accuracy or completeness.