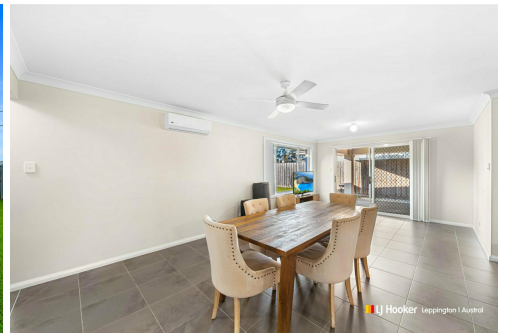


**LJ Hooker** Leppington | Austral



## Edmondson Park, 31 Clement Road

Spacious & Superbly Located | Room For Granny Flat (S.T.C.A)

Perfect for families seeking low maintenance living, situated on 499sqm ready to welcome its next owners. Whether you're upsizing, downsizing, or investing, you'll love everything it has to offer.

Featuring the following qualities:

- Well-maintained backyard with room for a swimming pool and a granny flat S.T.C.A
- Spacious master bedroom with walk-in wardrobe and private ensuite, with three additional bedrooms, each with large built-in wardrobes
- Open-plan kitchen with stainless steel appliances, gas cooktop, pantry, dishwasher, and stone island bench
- Bright living/dining area flowing onto a covered alfresco space
- Separate formal lounge room, perfect for quiet evenings or entertaining guests
- Main bathroom with shower, bathtub, and separate toilet for added convenience



**Disclaimer:** 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**  
Property Showcase

**View**  
Sat 16th Aug @ 1:00PM - 1:30PM

**Contact**  
**Chelsea Mifsud**  
0429 628 005  
cmifsud.leppington@ljhooker.com.au  
**Samuel Moscabenny**  
smoscabenny.leppington@ljhooker.com.au

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

- Currently tenanted for \$860.00 per week generating income from day one
- Other property features include, internal laundry with outdoor access, air conditioning and ceiling fans for year-round comfort and double garage with internal access

Enjoy the convenience of living just moments from the M5, M7, and Hume Highway, with easy access to local primary and secondary schools, only 3 minutes to Woolworths, Aldi, Medical Centre and several fast food restaurants. The newly developed shopping precinct on Camden Valley Way, and Village Square Shopping Centre only a short stroll away.

\* Some images in this advertisement have been virtually furnished and are for illustrative purposes only

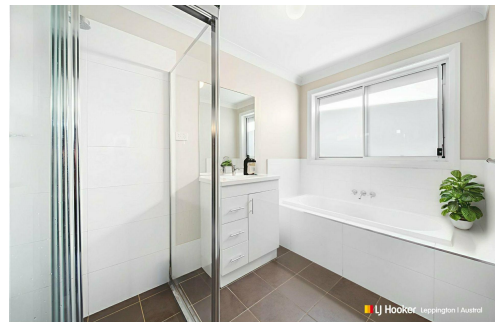
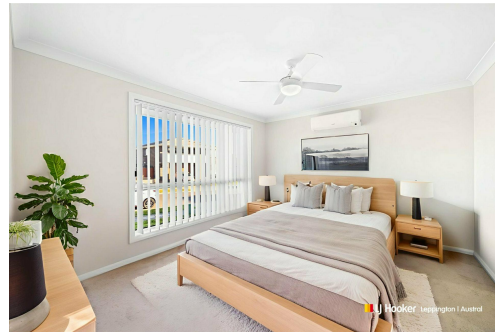
Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept 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 About this Property

Property ID	11SWHCV
Property Type	House
Land Area	499 m2

**Chelsea Mifsud 0429 628 005**  
 Licensed Sales Agent | [cmifsud.leppington@ljhooker.com.au](mailto:cmifsud.leppington@ljhooker.com.au)  
**Samuel Moscabenny**  
 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)



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



## 31 Clement Road, Edmondson Park 2174

Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.