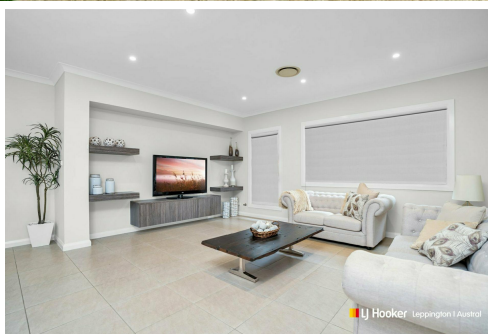
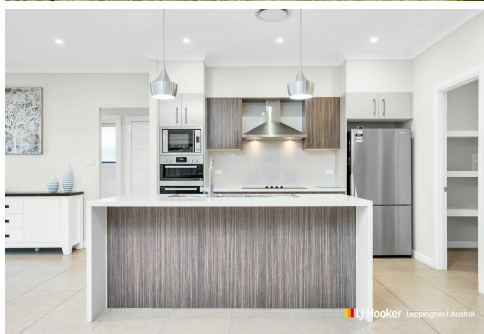




**LJ Hooker** Leppington | Austral



## Edmondson Park, 4 Clement Road

### AUCTION THIS SATURDAY!

Unbeatable Location & Everything Just Across the Road

A rare opportunity awaits to secure this well-built ex-display home, situated upon a spacious 450sqm in the highly sought-after Village Square Estate. This sophisticated home is designed for modern family living and is nestled in one of the area's most dynamic and accessible neighbourhoods.

#### Home Features:

- Spacious bedrooms & master with walk-in robe and ensuite
- Light-filled open-plan living and dining area, plus a separate media room
- Gourmet kitchen with 40mm waterfall stone benchtops, stainless-steel appliances and a walk-in pantry
- Main bathroom tiled floor-to-ceiling with His & Hers vanities
- Low maintenance manicured yard with alfresco area



4

2

2

**For Sale**  
Auction

**View**  
[ljhooker.com.au/11DKHCV](http://ljhooker.com.au/11DKHCV)

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

**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.

Quality inclusions such as security cameras, alarm, ducted air conditioning, and downlights throughout add to the level of comfort on offer.

Enjoy the convenience of stepping outside to Edmondson Park's local amenities including Aldi, McDonald's, Woolworths and schools like St Francis Catholic College and Edmondson Park Public School as well as being only minutes away from Edmondson Park Station, Ed Square, M5 & M7 motorways.

This home offers the ultimate combination of style, comfort, and convenience.

Auction Details

Date: Saturday 9th of November, 2024

Time: 3:00pm

Venue: On site

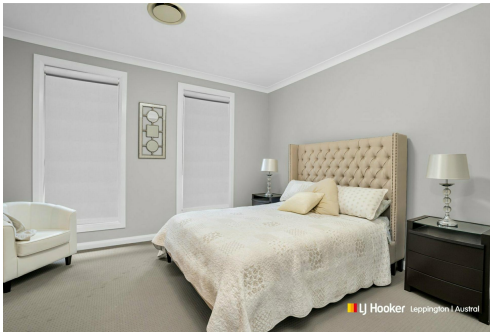
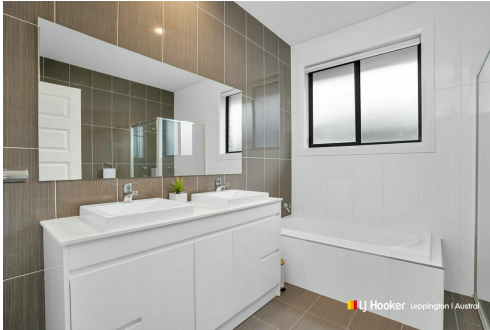
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More About this Property

Property ID	11DKHCV
Property Type	House
Including	Dishwasher

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**(02) 9606 4311**





## 4 Clement Rd, Edmondson Park NSW 2174

Disclaimer: Dimensions are approximate and should only be used as a guide.  
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