



LJ Hooker Leppington | Austral



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43 Talana Hill Drive, Edmondson Park




## Modern Family Living in a Prime Edmondson Park Location

Perfectly positioned in the highly sought-after pocket of premium homes, 43 Talana Hill Drive, Edmondson Park presents an exceptional opportunity to secure a contemporary family home in one of South West Sydney's fastest-growing communities.

Designed with comfort, style and functionality in mind, this beautifully presented residence offers generous proportions, quality finishes and seamless indoor-outdoor living, ideal for growing families, entertainers or savvy investors.

### Property Features:

- Separate open-plan living and dining areas
- Modern kitchen featuring 20mm stone benchtops, quality stainless steel 900mm appliances, and ample storage
- Well-appointed bedrooms with built-in wardrobes
- Master suite complete with private ensuite and walk-in robe
- Stylish main bathroom with quality fittings and separate bath & shower
- Covered alfresco area perfect for year-round entertaining
- Tiled throughout hallway, living and dining areas with carpet in all bedrooms

4  2  2 

**FOR SALE**  
\$1,330,000

### VIEW

Sat 20th Jun @ 1:45PM - 2:45PM

### AGENTS

Dejan Gajic  
0404 225 083

[dejan.leppington@ljhooker.com.au](mailto:dejan.leppington@ljhooker.com.au)

Charles Cilia  
0420 497 288

[charlie.leppington@ljhooker.com.au](mailto:charlie.leppington@ljhooker.com.au)

### AGENCY

LJ Hooker Leppington | Austral  
(02) 9606 4311

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Ducted air conditioning throughout
- Low-maintenance backyard, ideal for children and pets
- Secure double lock-up garage with internal access

#### Location Highlights:

- Moments to Edmondson Park Train Station
- Close to Ed Square Shopping Centre, cafes and restaurants
- Easy access to M5 & M7 motorways
- Nearby quality schools, parks and recreational facilities

Offering the perfect balance of lifestyle and convenience, this impressive home delivers modern suburban living at its finest.

For further information or to arrange an inspection, contact our office today!

- 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	126YHCV
Property Type	House
Land Area	600 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage

#### Dejan Gajic 0404 225 083

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

#### Charles Cilia 0420 497 288

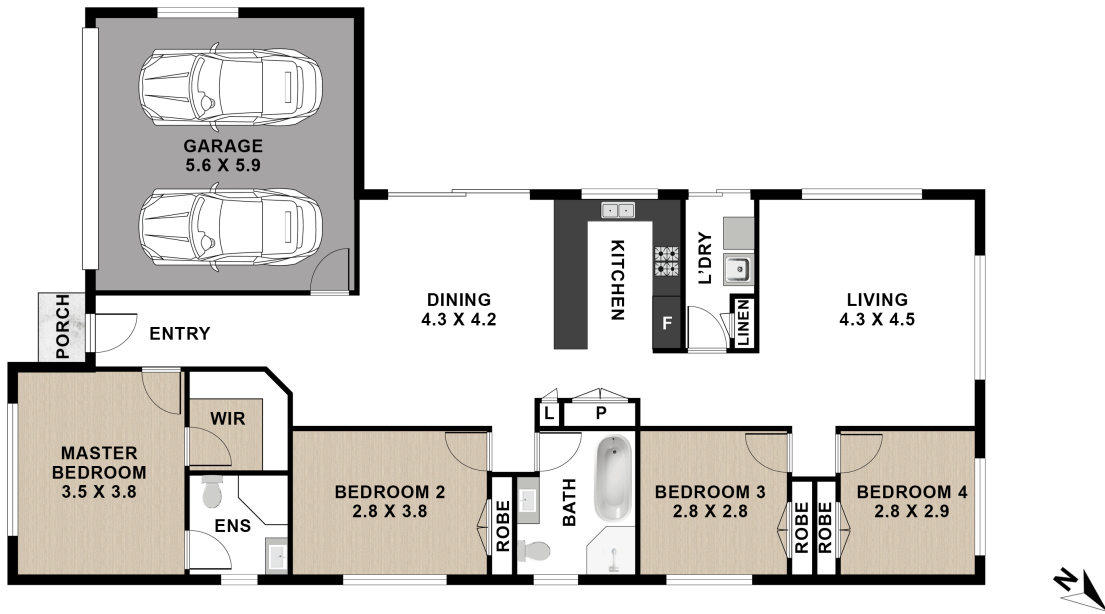
Licensed Sales Agent | [charlie.leppington@ljhooker.com.au](mailto:charlie.leppington@ljhooker.com.au)

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

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### 43 Talana Hill Dr, Edmondson Park

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