



11 Roycroft Place Edensor Park, NSW 4  2  2

### Sold By McGrath Estate Agents Liverpool

Commanding a sunny 553sqm block nestled at the end of a cul-de-sac, this wonderful home combines the ease of level family living with the opportunity for future capitalisation. Parks, schools and Edensor Park Shopping Centre are all easily accessible.

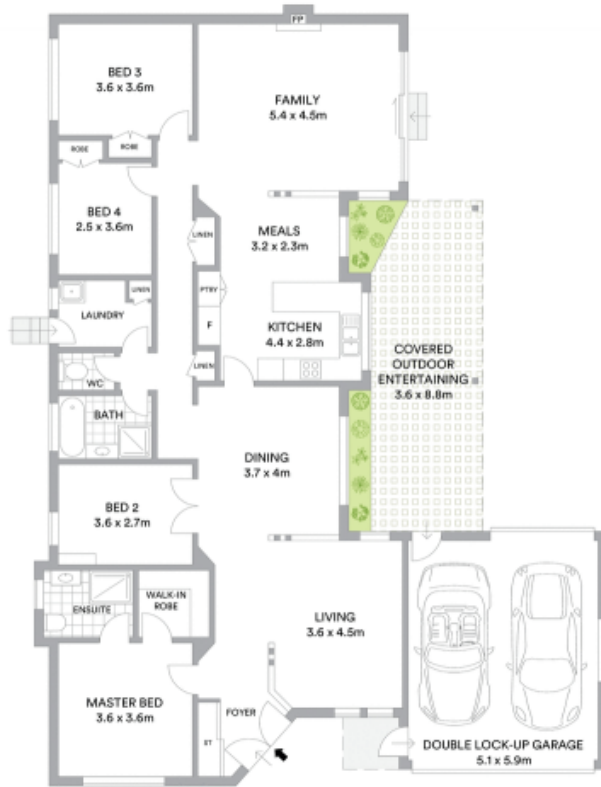
- Single level layout offers formal and informal living areas
- Cosy and relaxing casual setting with natural fireplace
- Sun casts over the private north east to rear garden retreat
- Timber kitchen has stainless appliances and breakfast counter
- Bedrooms feature master with an ensuite and walk in robe
- Original interiors present scope to personalise and add value
- Extend or rebuild new custom-designed family home (STCA)
- Secure double garage with one side opening into the garden



**Frank Bartolone**  
0411 477 758



**Angela McInerney**  
0435 348 141



Roycroft Place



**McGrath**

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries