



31 Dalmatia Avenue, Edmondson Park

Auctioned for \$995,000 (Jul 26, 2025)

Set on a well-utilised 250sqm block in a prime Edmondson Park location, this double-storey residence offers the perfect combination of style, space, and practicality. Designed with growing families in mind, the home boasts a flowing layout with multiple living areas, quality finishes throughout, and seamless indoor-outdoor integration.

- Spacious open-plan kitchen, dining and family zone flowing to a covered alfresco
- Modern kitchen with island bench, walk-in pantry, 900mm gas cooktop and stainless steel appliances
- Separate formal living room at the front of the home
- Oversized upstairs rumpus providing a third living space
- Three well-sized bedrooms with built-in wardrobes, including a huge master with walk-in robe, ensuite and private balcony
- Two modern bathrooms plus an additional guest toilet downstairs
- Covered alfresco area overlooking a low-maintenance lawn

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|----------------|-----------|
| Property ID: | L34165553 |
| Property Type: | Other |
| Garages: | 1 |
| Land Area: | 250.6 sqm |

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- Single remote garage with internal access plus storage area
- Ducted air conditioning, tiled living zones and internal laundry with external access

Positioned in a sought-after family-friendly pocket, this home is moments to Ed.Square Shopping Centre, Edmondson Park Station, and an excellent selection of schools, parks, and dining options-offering the lifestyle and convenience modern families are looking for.

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