ED PARK

Aurora at Edmondson Park Fact Sheet

Project Team	
Developer	Xsite Group

Development Overview	
Number of Apartments	Building A: 33
Address	Hoffman Rd, Edmondson Park
Estimated Completion	April 2022
Number of car spaces	1 Bed: 1 2 Bed: 1 3 Bed: 2

Amenities	
Garbage Room	Garbage chute located on every level
Lift Access	Located on every level
Air Conditioning	Ducted air conditioning throughout

Area Sqm	
Total From	66.85sqm
Total To	190.90sqm

Price Guide	From	To
	$499,900	$695,000

Rental Estimate (per week)	From	To
1 Bed	$390.00	$430.00
2 Bed	$450.00	$500.00
3 Bed	$520.00	$580.00

Transport and Surrounds	
Location of retail	Village Square 3min/1.5km Crossroads Home Maker Centre 5min drive
Distance to major transport	Edmondson Park Railway Station 5min drive M5 and M7 1min/500m
Parks and Playgrounds	150 hectares of regional parkland, sports fields and playgrounds
Schools	Dalmony Public School 4mins/1.6km (Primary) William Carey Christian School 6min/3km (K-12) John Edmondson High School 7min/3.7km (High) Hurlstone Agricultural High School 9min/4.7km (High) Bardia Public School 8min/5.2km Amity College 7min/3.5km

Indicative Strata Levies	From	To
1 Bed	$247.00	$294.00
2 Bed	$329.00	$588.00
3 Bed	$482.00	$611.00

Estimated Outgoings	
Water Rates	$185.00
Council Rates	$270.00

Condition of Purchase	
Initial Deposit	$1,000
At Exchange of Contract	10%

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