



AURORA FACT SHEET

**Number of Apartments**

Building A: 33  
Building B: 26  
Building C: 33

**Address**

Hoffman Road, Edmondson Park

**Estimated Completion**

12-14 months

**Number of Carspaces**

1 Bed - 1 | 2 Bed - 1 | 3 Bed - 2

**Amenities**

Lift access and garbage chute on every level, security intercom, basement parking

**Area SQM**

1 Bed 68sqm – 83sqm approx.  
2 Bed 99sqm – 177sqm approx.  
3 Bed 134sqm – 155sqm approx.

**Rental Estimate PW**

1 Bed \$550 – \$580 per week approx.  
2 Bed \$620 – \$680 per week approx.  
3 Bed \$720 – \$770 per week approx.

**Strata Levies PQ**

1 Bed \$247 – \$294 per quarter approx.  
2 Bed \$329 – \$588 per quarter approx.  
3 Bed \$482 – \$611 per quarter approx.

**Water Rates PQ**

\$185 per quarter approx.

**Council Rates PQ**

\$270 per quarter approx.

**Retail**

Village Square 3min/1.5km  
Crossroads Home Maker Centre 5min drive

**Transport**

Edmondson Park Railway Station 5min drive  
M5 and M7 1min/500m

**Parks and Playground**

150 hectares of regional parkland, sports fields and playgrounds

**Schooling**

Dalmony Public School 4mins/1.6km (Primary)  
William Carey Christian School 6min/3km (K-12)  
John Edmondson High School 7min/3.7km (High)  
Amity College 7min/3.5km  
Bardia Public School 8min/5.2km  
Hurlstone Agricultural High School 9min/4.7km (High)

**Disclaimer** The information, artist impressions and images contained in this brochure do not in any way constitute part of a contract or an offer capable of acceptance. The information is subject to change without notice. The vendors, their associates and agents make no representations, warranties, promises or otherwise as to the accuracy, reliability, currency or completeness of the information or that the images depicted in this document are fully, completely or entirely representative of apartment building name whether in whole or in part, once completed. Prospective purchasers should satisfy themselves as to the accuracy, reliability, currency or completeness of the information by inspection or otherwise, and where necessary seek independent advice.

**ED  
PARK**



**AURORA**  
EDMONDSON PARK



## INSPIRED LIVING INDOORS & OUT

This exceptional development presents an outstanding opportunity to own your home in the thriving and unique ED Park community. Each residence offers open-plan living that effortlessly accommodates every mood from social to contemplative.

Floor-to-ceiling windows are invitations to nature beyond. Each residence has an open floor plan that allows the living, dining and kitchen areas to merge into one great room, which then spills out onto the balcony - to become a true outdoor living room, ready for relaxing or entertaining.

Right on your doorstep are endless opportunities to relax and recharge in elegant sophistication. The master planned ED Park has transformed a desirable destination into an idyllic and enviable address, merely footsteps from Edmondson Park Railway Station, Ed. Square Town Centre, and Regional Park walking tracks and open spaces.



## AURORA FINISHES SCHEDULE

### Living, Dining, Entry

Floors – Carpet  
Walls – Painted Plasterboard  
Ceilings – Painted Plasterboard  
Doors - Solid entry door, Internal doors  
Door Hardware - Builders Range  
Window/Sliding Doors - Aluminium frame powder-coated sliding door/windows  
Lighting - Surface mounted LED downlights  
TV - Free to air TV plus provisional for pay TV, NBN dedicated box per unit  
Security - intercom at Entry and Alarm System  
Air Conditioning- Split System in Living Room and Main Bedroom

### Bedrooms

Floors - Carpet  
Walls – Painted plasterboard  
Ceilings - Painted plasterboard  
Doors - Painted internal doors from Builders Range  
Windows - Aluminium frame powder-coated window  
Wardrobes - Built in wardrobe, frosted sliding doors  
Lighting - Surface mounted LED downlights

### Bathrooms

Floors - Porcelain tiles, Stainless Steel Floor Waste  
Walls - Floor to ceiling Ceramic Tiles with Feature  
Ceilings - Painted plasterboard  
Doors - Painted Internal Doors from Builders Range  
Tap Ware, Basin and Shower - Quality Tapware Mixer, Shower Rail from Builders Range  
Toilet Suite - Dual flush, Wall Faced Toilet Suite  
Shower screen – Semi-Frameless Shower Screens  
Basin/Vanity – 90cm Wall Hung, Veneer Vanity with White Basin/Mirror above Vanity  
Bathtub – Drop-In Bathtub or Free-Standing Bath where applicable, pop up waste and bath spout  
IXL/Heating - Combination to Ensuite and Main Bathroom  
i.e., Lighting, heating, exhaust Instantaneous Gas Hot Water System  
Accessories - Towel Rail, Toilet Roll Holder, Soap Holder and Robe Hook  
Lights - Surface mounted LED downlights over basin

### Kitchens

Benchtop - 20mm Stone Benchtop  
Joinery - 2-pac Polyurethane Paint Finish with Soft Closing Draws and Finger Pull  
Tap Ware - Quality Matte Black kitchen mixer.  
Sink - Double bowl Stainless Steel.  
Oven - European Stainless steel 60cm Electric Oven  
Cooktop - Stainless steel 60cm Gas Cooktop  
Range Hood - Stainless steel 60cm Range Hood  
Dishwasher - Stainless steel  
Splashback - Featured tiles.  
Lighting - Surface mounted LED downlights  
Floor – Hybrid timber floorboards

### Laundry

Floors - Porcelain Tiles, Skirting Tile  
Splashback - Ceramic tiles  
Tub/Cabinet - Stainless Steel Laundry Tub and Cabinet  
Lighting - Surface mounted LED downlights  
Tap Ware - Quality Swivel chrome plated  
Tumble Dryer – 4.5kg Tumble Dryer

### Balcony

Floors - Outdoor Tiles with a Stainless-Steel Floor waste  
Lighting - Wall lighting  
Balustrade - Powder Coated Aluminium or Glass Balustrade where applicable

### Common Areas

Floors – Tiles/Carpet  
Walls – Painted Plasterboard  
Ceiling – Painted Plasterboard  
Lighting - Surface mounted LED downlights  
Elevators  
Basement Floor – Broomed Concrete Finish with line marking for Car Spaces, Metal Storage Cages, and Parking Mirrors.  
Fire Stairs  
Bin Room (Chute)  
Hydrant Rooms on each floor with Fire Extinguisher

### External

Range of bricks from Builders Range  
Keyless Garage Door  
Concrete Driveway  
Roof Alfresco Porch included in Roof Slab, Tiled, with surface mounted LED downlights and Landscaped Area.  
Powder coated Aluminium Louvres, Privacy Screens and Window Screens.  
Rendered and Painted  
Landscaping  
Glass Entry Doors on Ground floor  
Hydrant Booster