

# 11 Abuklea Road, Marsfield, NSW 2122

## Sold House

Wednesday, 14 February 2024

11 Abuklea Road, Marsfield, NSW 2122

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 580 m2

Type: House



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**\$2,480,000**

Tranquil Marsfield Gem: Family Home with Duplex Approval  
Nestled in a tranquil Marsfield locale, this delightful family home offers impeccable presentation on a level block with a low-maintenance garden. It features spacious and light-filled interiors, a wide frontage with DA approval secured for a duplex, primed and ready for construction. Ideally situated near renowned schools such as Eastwood Heights Public School, Epping Boys High School, and Cheltenham Girls High Schools, the home boasts a renovated kitchen, both formal and informal living areas, and a stylish modern bathroom. Highlights include heated polished timber floorboards, a covered outdoor entertaining area with garden views, and a two-car carport with ample off-street parking.

- ?Elegant formal and casual living areas adorned with timber flooring
- ?Newly renovated, sleek modern kitchen featuring a gas cooktop and European appliances
- ?Spacious master bedroom boasting a stylish ensuite
- ?An inviting north-facing family room seamlessly extends to an outdoor entertaining area
- ?Luxurious ensuite complete with a separate bath and shower
- ?Generously sized internal laundry, heating floors and air conditioning
- ?Development Application (DA) approval for a stunning 4-bedroom duplex
- ?Convenient stroll to sought-after schools, city buses, and scenic parks
- ?Minutes away from Macquarie Centre/University and efficient Metro services
- ?Effortless access to North Ryde Business Park and an array of other amenities

Offering a flat parcel of land spanning 580.7m with over 20m frontage (approx.)  
On site auction at 1:30pm on 16th March 2023