

**13 Acres Street, Marsden Park, NSW 2765**



**House For Sale**

Thursday, 16 November 2023

13 Acres Street, Marsden Park, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 404 m2**

**Type: House**



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## JUST LISTED | PLEASE CONTACT AGENT

Garry Thandi, the Owner and Principal of Blossom Property, proudly presents an exceptional opportunity in the highly desired Elara Estate. This single-story gem effortlessly blends contemporary style with top-notch quality, creating the ideal haven for comfortable family living. Situated on a generous 404 square meter block, this residence boasts a striking facade that sets the tone for what lies within. As you step inside, you're greeted by a spacious master bedroom, complete with its own en-suite & good size walk-in wardrobe. The heart of the home is the expansive kitchen with stone benchtops and top-of-the-line 900 gas cooking appliances. Ample cupboard space and a generous walk-in pantry ensure all your culinary needs are met. The open-plan living & dining area seamlessly connects to spacious alfresco areas, offering the perfect setting for both entertaining guests and year-round relaxation. Three additional well-proportioned bedrooms with built-in robes provide comfort and convenience, while a versatile media room can easily serve as a fifth bedroom for a growing family. The luxury bathroom, featuring a free-standing bathtub, adds a touch of grandeur to this already impressive residence. Located within walking distance of Saint Luke's Catholic College, Elara Shopping Village, and the Elara Sports Field, this property offers the utmost convenience. Don't miss the opportunity to inspect this remarkable home—a true gem in the heart of Elara Estate.

**Property Features:** - 4 Bedrooms | 2 Bathrooms | Media room | 2 Car Garage - West Facing - 404 sqm land - Media Room - High ceilings throughout - Porcelain tiles in common areas - Gas stove top - Premium 900 gas cooking stainless steel appliances - Walk in pantry - Large stone benchtop - Soft closing cabinetry - Master ensuite with a spacious walk-in wardrobe - Generous-sized bedrooms - Open plan kitchen/living/dining - Led downlight throughout - Blinds throughout - 2 bathrooms - Internal laundry - Ducted air conditioning throughout - Quality security alarm system - Coloured concrete driveway - Covered alfresco - Tiles roof - Decent size yard - Automatic garage with internal access - Professionally landscaped front and backyard - Low-maintenance backyard - Many more

**Location Highlights:** -- Approx. 2 mins walk to St Luks Catholic College - Approx. 3-minute drive to Northbourne Primary School - Approx. 3-minute walk to Elara Shops - Approx. 10-12 mins drive to Ikea, Bunnings, Costco & Schofields Train Station

For more information Garry Thandi 0432 931 464

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