

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



**Sold House**

Thursday, 14 September 2023

13 McLoughlin Street, Marsden Park, NSW 2765

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

**\$1,010,000**

There are not many urban residences that can create such a unique sense of space, privacy and ease of family living. Flowing evenly through light-filled interiors to tranquil outdoor areas, this ultra-modern haven has been cleverly designed by Kaplan Homes to provide a peaceful sanctuary with an emphasis on alfresco entertaining. The former display home is fresh, bright and full of style, plus it's supremely well-located in Marsden Park's highly sought-after Elara Estate, close to all the area's great amenities. It offers a great package for first home buyers or investors, as it's currently tenanted at \$680 per week with the lease expiring in March 2024. Property features: Ideally orientated to make the most of tranquil garden outlooks Spacious and bright single-level layout with two separate living areas Skylit open planned family space that flows seamlessly to the outside Covered alfresco entertainment deck and easy care garden at the rear Quality modern kitchen with island bench and sleek stainless appliances Three double bedrooms include a master with walk-in robe and ensuite A deluxe master bathroom featuring a freestanding bath tub Separate study area plus lock-up garage and an extra parking space Ducted air-conditioning throughout, alarm security and great storage Inclusions:- LED downlights in every room- Sliding lockable stacker doors to the alfresco space- Glazed mirror sliding doors to all wardrobes- 20mm luxury stone kitchen benchtop- 900mm stainless-steel cooker with wok burner- 900mm stainless-steel rangehood- Built-in pantry with fitted shelving- Alarm system with 3 PIR sensors and LED keypad- Actron fully ducted air-conditioning Location: - 260m to Elara Dog Park- 400m to Elara Community Park- 450m to Coles Elara Marsden Park- 500m to Goodstart Early Learning Centre- 700m to Elara Sporting Fields- 750m to St Luke's Catholic College- 3-minute drive (1.2km) to Northbourne Public School- 4-minute drive (1.7km) to Marsden Park Public School- 8-minute drive (5.2km) to Riverstone Train Station- Easy access to both the M5 and M7 For further information or to book an inspection Contact Saurabh (robin) Kalra on 0450 679 021 Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.