

# 14 Arncliffe Avenue, Marsden Park, NSW 2765

## House For Sale

Saturday, 18 November 2023



14 Arncliffe Avenue, Marsden Park, NSW 2765

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 332 m2

Type: House



Ray Denkha  
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## Contact Agent !

This prized Marsden Park location is becoming known for its friendly community lifestyle, and this near-new residence has raised the bar to a whole new level. A superb home of sleek architectural design, this stunning property sets a high benchmark for living and entertaining excellence with its flowing proportions, high-end custom finishes and sought-after position that's within a few minutes to a host of amenities. The property offers quality, size and lifestyle all packed into a generous 36 square floorplan on a sizeable north-facing 333sqm corner block of land. This designer suburb is growing fast and will soon include all the metropolitan conveniences needed by today's modern family. Property highlights:-  
A spacious design featuring generous areas for formal and casual events  
Premium island kitchen with integrated coffee machine and butler's pantry  
A sheltered entertainment patio with a built-in BBQ and outdoor kitchen  
A quality timber staircase that connects downstairs to the upper level  
Four upstairs bedrooms include a luxury master retreat with ensuite  
An upper-level living area with balcony, kitchenette and office space  
Downstairs fifth bedroom and bathroom plus a separate formal lounge  
Ducted air-conditioning, gas fire heater, plantation shutters and 2.7m ceilings  
Prime corner position with a double garage accessed from the side street  
900m to Melonba High School, easy access to Elara Village Shopping Village  
Inclusions:-  
2.7m high ceilings both downstairs and upstairs  
High void at entrance  
Gas operated fireplace  
Custom-designed bar in the dining room  
Stone benchtops  
Integrated coffee machine  
PIN code door entry  
Security alarm  
Remote controlled double lock-up garage  
Tiled flooring downstairs  
Timber flooring upstairs  
Timber staircase  
Contact Ray on 0416 385 400 for all your enquiries .

Disclaimer  
The information contained herein is gathered from independent sources and should be used as a guide only. While every reasonable effort has been taken to ensure accuracy, we accept no legal liability and interested parties should rely on their own enquiries.

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