

**15 Annan Avenue, Marsden Park, NSW 2765**



**Sold Townhouse**

Wednesday, 11 October 2023

15 Annan Avenue, Marsden Park, NSW 2765

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 243 m2**

**Type: Townhouse**



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**\$899,950**

Nestled on a tranquil, quiet street in the burgeoning suburb of Melonba, this near-new terrace house is a haven for first home buyers and small families seeking the epitome of modern living. Positioned within a short drive to the local supermarket, upcoming schools, and many parklands, this is the perfect place to settle in and start your modern lifestyle. Contact us today to arrange a viewing!-?As you approach, a meticulously manicured front courtyard beckons, offering a soothing sight to welcome you home after a long day-?Step inside to discover a spacious, tiled living room that bathes in natural light and offers views of the lush front gardens-?The heart of this home is the ultra-modern kitchen, a culinary enthusiast's dream. Adorned with 20mm stone benchtops, a stylish island bench with timber accents and additional cabinetry, gas cooktop, oven, dishwasher, concealed rangehood, and an expansive pantry, it's a masterpiece of functionality and aesthetics-?Adjacent to the kitchen, an open-plan family and dining area awaits, drenched in sunlight, and providing seamless access to the alfresco retreat-?Step outside to the tiled alfresco area, complete with a ceiling fan and surrounded by low-maintenance lawns and gardens — perfect for a carefree, contemporary lifestyle-?Venture upstairs, where the master bedroom, located at the rear of the home, offers a mirrored built-in wardrobe, ceiling fan, and a luxurious ensuite-?Two additional bedrooms, each boasting built-in wardrobes, ceiling fans, and generous proportions, complete this level, with one bedroom featuring a private balcony-?The ensuite and main bathroom evoke tranquillity with their neutral colour schemes, vanities, semi-frameless showers, wall cabinetry, and a relaxing bathtub in the main bathroom-?Practicality meets convenience with multiple linen cupboards, under stairs storage, LED downlights, ducted air conditioning with two zones, a powder room downstairs, and a European-style concealed laundry-?Parking is a breeze with an elevated double automatic garage providing yard access-?Location-wise, you're approximately 2.8km to Northbourne Public School, 8.1km to Riverstone High School, 600m to the upcoming Melonba Public School and Melonba High School, 2.2km to Elara Village Shopping Centre, Elara Sporting Fields, and Livvi's Place (playground and water park), 5.8km to IKEA, Bunnings, McDonald's, Aldi, Costco, and various retail stores, and 6.3km to Greenway Village. Don't miss the opportunity to make this modern oasis in Melonba your new home. Embrace the future of living today. Contact us now to arrange a viewing!\*\*\*\*\*Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information. For inclusions refer to Contract.