

**170/140 Hollinsworth Road, Marsden Park, NSW
2765**



Sold Retirement Living

Friday, 1 September 2023

170/140 Hollinsworth Road, Marsden Park, NSW 2765

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



Ingenia Lifestyle
1800135010

Contact agent

Nestled within the much sought after Ingenia Lifestyle Stoney Creek village, this two bedroom home is perfectly presented and ready for you to move in. The spacious open plan living design is warm and welcoming with raked ceilings, celestial windows, air-conditioning and loads of natural light. The modern kitchen is centrally located and has an island bench, abundance of storage and counter space, quality appliances including dishwasher, gas oven and cooktop. The home offers two good sized bedrooms with carpet, built-in robes and ceiling fans. There is a large main bathroom with two way access plus an extra toilet located in the laundry and a single remote control carport. The rear semi-enclosed decking makes this home perfect for the downsizers or those looking to upgrade their lifestyle. Home features:

- Two good sized bedrooms with built-in robe
- Main bathroom with two way access
- Extra toilet located in the laundry
- Modern kitchen with island bench
- Dishwasher, gas oven and cooktop
- Open plan living with raked ceilings
- Semi enclosed rear deck
- Single carport with remote control door
- Internal laundry
- Pet friendly community.

Life at Stoney Creek presents an opportunity to live an uncompromised and relaxed lifestyle. Enjoy access to a clubhouse, pool, gym, BBQ area and social calendar of activities. Plus, benefit from easy access to major retail, medical facilities and the M7. Ingenia Lifestyle Stoney Creek is a land lease community operating under a simple financial model, where you own the home outright and enter a long-term lease on the land.

- No stamp duty
- No council rates
- No exit fees or deferred management fees
- Keep 100% of any capital gains

Always feel connected, whether you are visiting family, going on a holiday or running errands Stoney Creek offers both convenience and connection to shopping, cafes, medical facilities, club/pubs and restaurants. Perfectly situated close to public transport as well as the M4 and M7, no matter the destination the journey will be a breeze.

- Shopping Precinct – 5 minutes
- RSL – 18 minutes
- Hospitals – 16 and 23 minutes
- Bus Stop next to community entry
- Riverstone Station – 10 minutes
- Parramatta CBD – 25 minutes
- Penrith CBD – 25 minutes

COMMUNITY: Maximise your lifestyle as part of a vibrant and active community. Say hello to living on your terms with like-minded people at the same stage of life. Resident benefits:

- Social calendar of activities
- Clubhouse and community shed: library, billiard table, lounge and alfresco
- Enclosed dog park
- Indoor and outdoor pool
- Pet friendly