

**20 Olea Street, Marsden Park, NSW 2765**



**House For Sale**

Saturday, 24 February 2024

20 Olea Street, Marsden Park, NSW 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 596 m2**

**Type: House**



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## PRICE GUIDE \$1,530,000 - \$1,590,000

Nestled within the prestigious Elara Estate, this exquisite affinity range home spans approximately 34 squares on a generous 596 sqm allotment, boasting unparalleled craftsmanship and top-tier finishes. Situated mere steps from Melonba High School, lush parklands, and with convenient access to Northbourne Primary School and public transport, this residence epitomizes modern convenience. A short drive away lies the vibrant Elara Shopping Centre, completing the picture of effortless suburban living. Exuding contemporary elegance, this remarkable home offers a thoughtfully designed floorplan that seamlessly combines spaciousness and comfort, catering perfectly to the needs of a growing family. Upon entry, a grand hallway beckons, leading effortlessly into the expansive main living and dining area, adorned with soaring 3-meter-high ceilings, setting the stage for luxurious living. The heart of the home, the modern kitchen, is a chef's dream, boasting a substantial island bench with a 40mm stone waterfall, a butler's pantry, and premium 900mm stainless steel appliances, all complemented by ample storage space. A well-considered layout includes additional living areas such as a formal lounge, a separate Theatre Room, and a versatile rumpus/5th bedroom, ensuring versatility and functionality for every family member. For outdoor enthusiasts and entertainers alike, the alfresco and low-maintenance side yard/backyard provide the perfect backdrop for year-round enjoyment and relaxation. Retreat to the master suite, which boasts an impressively spacious walk-in robe and a private ensuite complete with a luxurious spa tub, while the remaining bedrooms feature built-in robes and are serviced by a central bathroom fitted with quality fixtures and fittings. Additional highlights of this exceptional home include a remote-controlled garage, multiple living zones to accommodate various lifestyles, a well-appointed laundry with storage solutions, ducted heating for year-round comfort, and much more. Experience the epitome of modern living in this meticulously crafted residence that effortlessly blends style, functionality, and comfort. || Premium Super Luxury Inclusions || ~Micron 6 camera system installed throughout the property. ~Insulated panel garage door with no more gaps brush for energy efficiency; Aircon vent in the garage with seals; commercial-grade door entry to the back ~Micron intercom system with one-year recording capability ~Bosch and Miele appliances in the kitchen ~Low radiant super cool light: 100% blue light-free downlights with zero flicker and low EMF, providing bright, purposeful lighting throughout the home. ~Outdoor kitchen equipped with a 40mm countertop. ~All bathrooms feature 150mm marble vanities. ~20kW smart Actron air commercial air conditioning unit with 8 zoning throughout the property; modern linear insulated box vents ~Solid 90mm by 45mm structure construction ~10kW solar system with Fronius inverter; 3-phase equipped with a smart electricity meter. ~LED lighting throughout all bulkheads ~Garage with commercial epoxy flooring ~Commercial-grade windows installed. ~Crime-safe security screens on all stacker doors, including the laundry. ~Outdoor plumbing provision for a hot and cold shower, for future spa installation ~Vegetable garden area provided. ~Optional to raise Colourbond fencing if needed in the future. ~Bermuda TifTuf lawn throughout all landscaping areas ~Outdoor water pits for stormwater drainage, with direct sewer access around the house ~The Metallic Brick Veneer range offers a collection of clay extruded, wire-cut bricks finished with a subtle metallic sheen, providing an opulent effect suitable for modern residential designs. || Additional Features || -Modern facade-3m ceiling heights-Impressive & stylish outdoor kitchen in alfresco-Butler's pantry-Led downlights-Undermount Designer sinks-Gorgeous master en-suites -Formal area-Spacious combined living & dining area-3m Ceiling heights-Led bulkheads -Featured niches throughout the house-4 Generous-sized bedrooms with built-in robes & walk-in robe -40mm stone bench top with waterfall in the kitchen-900mm gas cooktops-Oven & dishwasher-2 Modern full designer bathrooms with lux features-Floor-to-ceiling wall tiles in bathrooms & powder rooms-Heated lights for all bathrooms & led mirror-150mm stone top on vanities-2 Luxury powder room-Built-in toilets -Designer tapware-Internal spacious laundry-Impressive study area-A great work-from-home environment ideal for professionals-Plantation shutters throughout-1200 x 600 Porcelain tiles for the main floor-Ducted air conditioning -Downlights throughout the house-Quality alarm system and intercom-Automatic double garage with internal access-Epoxy on the garage floor-Professionally landscaped front & backyard Proximity to Nearby Facilities:- Approx. 2 mins to Elara Village- Approx. 15 mins to Rouse Hill Town Centre.- Approx. 10-11 mins to Schofield & Tallawong metro train station - Approx. 1 min to the bus stop (747 & 748) to Rouse Hill Metro and shop Schools and Educational Institutions:-Northbourne Primary School - 1.9 km approx. -St Luke's Catholic College - 1.1km approx. -Marsden Park Anglican College - 5.8km approx. -Australian Christian College - 5.6 km approx. -Good start Early Learning - 1.3 km approx. -Melonba High School - 950m approx. For more information Garry Thandi 0432 931 464 Disclaimer: - Blossom Properties, along with its director, staff, and associated bodies, holds the view that the information presented herein is

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