

**235 Abell Road, Marsden Park, NSW 2765**

**Sold Townhouse**

Friday, 1 March 2024



235 Abell Road, Marsden Park, NSW 2765

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Harpreet Kaur



Barinder Singh  
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**\$755,000**

Team WE4U proudly presents this 2 years old north facing and thoughtfully finished two storey family residence to the market. The simple, spacious and easy flowing layout with modern and quality fixtures and fittings, ensure your level of comfort is at a premium. You will be surprised with the benefits of this convenient location has to offer. Features:- Formal lounge- Master bedroom with built ins, en-suite, ceiling fan, split a/c & access to balcony- Another bedroom with built ins and ceiling fan- Modern kitchen equipped with stone bench top, gas cook top & ample storage- Open plan living and dining area seamlessly leading to alfresco- Modern good size bathroom- Internal laundry and guest toilet down stairs- Single auto garage- Solar panels installed Water Rates: \$173.29 p/q service charges only (approx.) Council Rates: \$368.00 p/q (approx.) Strata Levies: \$193.20 p/q (approx.) Location Highlights- 2.3km to Northbourne Public School- 900m to Melonba High School- 1.3 km to St. Luke catholic College- 1.7km to Goodstart Early Learning - 260m to Angel Family Daycare- 1.7km to Elara Village Shopping Centre- 1.9 km to Castle Medical, Marsden Park- 850 m to Elara Bvd before Elkhorn St BUS STOP This property is also Within close proximity to local parks, Richmond Road & M7 motorway. Also this property is minutes drive to major retailers such as IKEA, Bunnings, Costco and many more. Nestled in amazing neighbourhood, this property is perfect for a buyer entering the property market, downsizer or astute investor. Don't miss out the open home inspection. Please feel free to contact Harpreet Kaur on 0450 420 075 or Barinder Singh on 0405 395 906 or for more information. Disclaimer: Every precaution has been taken to establish accuracy of the information on this site, but does not constitute any representation by the vendors or agent.