

**25 Avocet Circuit, Marsden Park, NSW 2765**



**Sold House**

Thursday, 12 October 2023

25 Avocet Circuit, Marsden Park, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 311 m2**

**Type: House**



Raman Singh  
0413719585



Didier Collard  
0411293402

**\$1,130,000**

Raman & Didier from Ray white Kellyville Ridge Proudly Presents : Modern home situated in the beating heart of Marsden Park. This beautifully presented home boasts an increasingly rare opportunity to settle into a true city-fringe community. Brimming with contemporary appeal, it delivers an immediate sense of space and light, with four bedrooms, an extra-generous living/dining zone, contemporary kitchen equipped with modern appliances and manicured garden that offers a wonderfully private space to host family and friends. Some features of the home include:~ Four good size bedrooms with walk-in or built-in robe~ Main bedroom with walk-in-robe and en-suite~ Two full bathrooms with toilet downstairs~ Rumpus~ Multiple living areas~ Modern open plan kitchen with stone bench-top~ Ducted air conditioning~ Big size backyard~ SolarLocation Highlights:~ 5 minutes (approx.) to St Luke's Catholic School & Northbourne Public School~ 5 minutes (approx.) to Ikea & Costco~ 10 minutes (approx.) drive to Marsden Park Business Hub, Riverstone & Schofields Station~ footsteps to local parks, sporting facilities & local shopping centre~ Easy access to Richmond Road. We highly recommend you visit this masterpiece. For more information, please contact us at Ray White Kellyville Ridge. In light of the recent lifting of restrictions on open homes, we ask that if you wish to visit one of our properties that you adhere to the health guidelines issued by the NSW Government. Please remain home if you are feeling unwell, minimise contact, and maintain 1.5m physical distancing inside and outside the property. As we work through this process, we kindly ask you to be patient during an inspection and follow the advice of the agent. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. We do not accept any responsibility for its accuracy and do no more than pass it on. Any interested persons should rely on their own inquiries.