

**28A Dan Street, Marsfield, NSW 2122**



**Duplex/Semi-detached For Sale**

Friday, 3 November 2023

28A Dan Street, Marsfield, NSW 2122

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 1**

**Area: 306 m2**

**Type:**

**Duplex/Semi-detached**



Andy Lin

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Calvin Yeung

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### **Auction this Sun 3rd Dec 2:00pm (on-site)**

Perfectly tucked away on a quiet cul-de-sac in the highly desired Marsfield locale, this luxurious duplex is immaculately presented with the most exceptional finishes and ultra contemporary style. Enjoy the sun-drenched living space with 6m high ceilings, featuring flowing sheer curtains from floor to ceiling, controlled with the touch of a button. Entertain in serenity and comfort, with two outdoor undercover alfresco areas with kitchenettes, sinks, BBQ stoves all with quality stone top benches. Combining sophistication and practical design this home is the perfect opportunity for any busy young family or multigenerational living. Conveniently located just minutes from Macquarie University Metro Station and Macquarie Centre with schools, buses, parks and M2 access just on your doorstep. Main features:- Expansive 6m high sun-drenched living space, with floor to ceiling, automated, bespoke sheer curtains- Open plan gourmet style kitchen with 6 gas stovetops, quality Caesar stone bench tops and cabinetry, and modern Bosch appliances- Four well sized bedrooms, with three full sized ensuites upstairs- Additional upstairs study / yoga space overlooking living space- Two fully equipped entertainment alfresco zones with bifold doors- Ducted air conditioning and CCTV surveillance- Secure access garage- Low maintenance flat parcel of land- Zoned for Kent Road Public School, Epping Boys High School & Ryde Secondary School. Outgoings Water - \$231 per quarter approx Council - \$365 per quarter approx Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.