

**3/37 Abuklea Road, Marsfield, NSW 2122**



**Sold Villa**

Friday, 15 September 2023

3/37 Abuklea Road, Marsfield, NSW 2122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 220 m2**

**Type: Villa**



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**\$1,570,000**

Presenting a versatile and expansive layout, this coveted three-bedroom home, centrally located in Marsfield, welcomes you with its soaring high ceilings upon entry. The well-designed kitchen and living spaces enhance your living experience. It falls within the catchment zones of Kent Road Public School and Epping Boys High School, while also offering convenient proximity to shops, parks, and transportation options.- Well designed brick villa with only one common wall- In an exclusive boutique estate of only 7 homes- Modern look European oak floorboards throughout for easy cleaning- Open plan kitchen with gas cooking, dishwasher and breakfast bar- Generous master bedroom with walk-in robe and fully renovated ensuite - Plenty of split system air-con units throughout home- Low maintenance garden with two verandahs for relaxing - Catchment for two sought after schools Epping Boys and Kent Road Public- Attached single garage with drive through and internal access- Easy access to Macquarie Centre, University, station and Business ParksKEY DETAILS:Total Area: 220 sqm (approx.)Water: \$194 per quarter (approx.)Strata Levy: \$833 per quarter (approx.)Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to Belle Property by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.