

**32 Broadfoot Avenue, Marsden Park, NSW 2765**



**House For Sale**

Saturday, 18 November 2023

32 Broadfoot Avenue, Marsden Park, NSW 2765

**Bedrooms: 4**

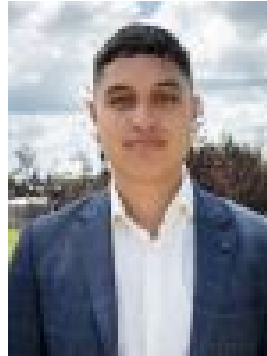
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Theesan Pather



Pera TutuaNathan  
0487870228

## \$1,000,000 | Auction Guide

Theesan & Pera on behalf of Urban Real Estate Elara are proud to present to the market an in-demand offering for 2023. A single-storey 4 bedroom home well appointed with all the popular bells & whistles by one of Sydney's premier builders, Simonds Homes. This delightful family home is located in Marsden Parks' most frequently requested pocket, The North East section of Elara estate near the popular Northbourne Primary School. Stepping into the property you are greeted by 2.7m high ceilings, Downlights throughout, and gorgeous timber-look tiles rolling into a generous living area that flows effortlessly out the back where the vendors have invested heavily in maximizing the outdoor space with an eco-timber extended alfresco! The home comes highly appointed with 40mm ceaser stone bench tops at the heart of the home and tasteful décor choices that compliment each other beautifully including but not limited to butcher brick splash backs, under-mount sinks, All matte black fittings and fixtures – Sheer curtains & Plantation shutters in combination to provide a really luxe feel that is evident throughout the home. This one will no doubt be a very popular item on the "must-see" list of property shoppers this weekend so do not hesitate to join the rush! We look forward to meeting with you, For more info and to organise a private inspection contact Theesan on 0422 580 577 or Pera 0487 870 228. Property Features:- 2.7 Ceilings- Timber look tiling- Downlights throughout- Upgraded bathroom package- Plantation Shutters- Sheer curtains- 40mm ceaser stone bench tops- 900mm gas appliances- Walk-in Pantry- Master w/ W.I.R + ensuite- Built-in robes throughout- Timber deck extended alfresco- Full ducted AC

**Disclaimer:**All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images and furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.