

**4 Marsdenia Av (Melonba), Marsden Park, NSW 2765**



**House For Sale**

Friday, 10 May 2024

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**Bedrooms: 5**

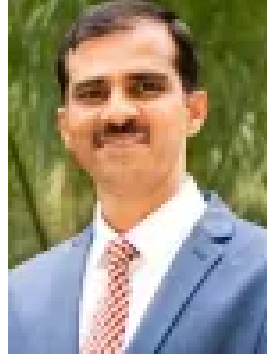
**Bathrooms: 3**

**Parkings: 1**

**Type: House**



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## Just Listed

Welcome to an exquisite, architecturally designed brand-new home located in the prestigious Melonba area, boasting a prime location next to Melonba Lake & Park and within walking distance to Melonba High School and an upcoming shopping center. This luxurious residence is the epitome of style, offering stunning views and a modern living experience. Presenting an unmatched fusion of sophistication, grace, and modern living. Ultra-modern façade, this double level home is poised to leave a lasting impression on all buyers. Packed with remarkable inclusions that set a new standard for luxurious living. As you step inside, you'll be captivated by the impeccable design and top-of-the-line finishes throughout the home. The layout is designed to provide both privacy and togetherness, with multiple living areas ideal for families. The ground floor features 3-meter ceiling heights, while the living area impresses with soaring 6-meter ceilings and ample natural light. The open-plan living and dining area seamlessly flow into a high-end stylish kitchen, complete with custom cabinetry, Top of the range 60MM Quantum Quartz stone waterfall benchtops, SMEG appliances, high end fully Integrated Fridge and a walk-in butler pantry. The home boasts five generously proportioned bedrooms (5th Room / Prewired Media Room ready), all with built-in wardrobes, and the master bedroom includes an ensuite bathroom and walk-in wardrobe for added luxury. Step into sophistication with custom built mono stringer Staircase. Entertain in style with a sophisticated outdoor kitchen in the alfresco area, perfect for hosting guests or enjoying family gatherings. The outdoor space also offers plenty of room for children to play. This double-level designer brand new home is move-in ready, offering a rare opportunity to experience luxury living with nothing to do and enjoy. Don't miss out on the chance to make this stunning property your forever home.

**Property Features-** Ultra-Modern Façade with a wide entry leading to an open-plan living space- High 3-meter ceilings on the ground floor and impressive 6-meter ceilings in the living area, with 2.7 meters on the first floor- Five generous-sized bedrooms, including a master bedroom with a feature wall, ensuite bathroom, walk-in robe, and balcony access with stunning views of Melonba Lake and Park- 5th Room / Media room ready for entertainment (Prewired) - Enjoy the music with integrated speakers installed throughout the house on ground floor and alfresco area.- Modern kitchenette on the first floor- Rumpus area/kids on the first floor- 1200\*600 tiles in all open areas and wooden flooring in bedrooms- Three full-size ultra-modern bathrooms with high-end European Norico branded designer tapware and modern designer bathtub- High-end European Norico branded designer tapware in bathrooms and kitchen- Tiles up to ceiling height in all bathrooms, modern niche with LED lights, and designer LED mirrors- Branded Samsung digital keyless lock on the entry door.- Stunning kitchen with modern vanities up to ceiling height, Top of the Range Quantum Quartz 60MM stone benchtops, SMEG appliances, and a walk-in butler pantry with a fully integrated double-door fridge.- Ultra-Modern Kitchen with lot of storage and highest quality soft closing cabinetry.- Alfresco entertaining areas with a modern outdoor kitchen, plenty of sunlight, and space for kids to play.- Fully tiled garage that can be also used as a room/office/play area.- Internal laundry with cabinets up to ceiling height.- Modern semi-solid doors in all rooms.- Ducted Actron air conditioning with Neo touchscreen wall controller and modern liner aircon vents.- Security cameras, in-wall toilet suites, LED downlights, sensor lights in the backyard, video doorbell, quality security alarm system, intercom, colored concrete driveway, data points, letterbox, clothesline, and professionally landscaped front and backyard.

**Location Features:-** Adjacent to Melonba Lake and Park, offering serene views and recreational opportunities- Walking distance to Melonba High School and an upcoming shopping center in Melonba, ensuring convenience for families- Close proximity to Northbourne Public School, Elara Shopping Village, St Luke's Catholic College, and Elara Sporting Fields- A few minutes drive to Marsden Park Business Centre, providing access to various commercial amenities- Short drive to Riverstone and Schofields Stations for easy commuting- Nearby Sydney Business Park with major retailers such as IKEA, Costco, Bunnings, Lindt Factory, Aldi, and McDonalds, offering a range of shopping and dining options- Easy access to Richmond Road, the M7, and connecting M4 Motorways for seamless travel to different parts of the city.

**DISCLAIMER:** Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the owner or agent. Information is gathered from sources we believe to be reliable; we cannot guarantee its accuracy and interested buyers should rely on their own searches.