

**40 Patricia Street, Marsfield, NSW 2122**



**Sold House**

Friday, 27 October 2023

40 Patricia Street, Marsfield, NSW 2122

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 784 m2**

**Type: House**



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**\$4,380,000**

Set on 784 sqm (approx.) of level, elevated land, a statement in grand scale luxury and living, this oversized custom built Signature Metricon Bordeaux style home has been expertly crafted to the highest design standard with incredible attention to detail. Ideally in architecture, "form follows function." In this imposing ultra-spacious home, the spectacular forms all flow from the needs & activities of the family inside. This brings comfort and joy. Family desires like enough light and hanging space in each bedroom have been generously met. Functional requirements like a formal space near the entrance have also been met. The location is also excellent with a few minutes to the Macquarie, coveted shopping and dining precincts at Eastwood and Top Ryde Shopping Centre. So close to public transport and also in the catchments of Kent Rd public school, Epping boys high school and Ryde Secondary College. Main Features: \* 5 oversized bedrooms all with custom robes and ensuite, 4 bathrooms \* Sun-drenched multi living/dining zones designed to keep the peace and help everyone relax \* The dining and family areas flowing out to a full-width loggia for alfresco dining and outdoor living with views of the rear terraced garden \* Designated study area \* Gourmet gas kitchen with Miele appliances and oversized butler pantry \* Other Features: custom built dressing room, solar energy system, multi-zoned ducted air-conditioning, CCTV security System \* Internal Floor Size 413m<sup>2</sup> (approx.) with Premium Finishes Throughout \* Agent interest Flawlessly executed to perfection, this home surprises and delights at every turn with the highest quality fixtures, fittings and finishes. 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