

**425 Abell Road, Marsden Park, NSW 2765**



**House For Sale**

Friday, 19 January 2024

425 Abell Road, Marsden Park, NSW 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



Garry Thandi  
0432931464



Chetanraj Singh  
0432931464

## LIVE NOW 37 SQUARE PURE LUXURY

Garry Thandi, Owner and Principal of Blossom Properties presents an extremely rare opportunity in the highly sought-after Marsden Park, this north-facing residence is a testament to luxurious living. Situated just moments away from the newly established Melonba High School and picturesque parks, this 36.2 SQ (334 sqm) home is an embodiment of sophistication, elegance, and modernity that will undoubtedly captivate even the most discerning buyers.

**Property Highlights:**

- ~**Impeccable Craftsmanship:** This two-story dwelling is a testament to meticulous attention to detail, ensuring every inch of space is optimized. Upon entering, you'll be greeted by a formal lounge adorned with beautiful niches, setting the tone for what lies ahead.
- ~**Gourmet Kitchen:** The heart of this home is its gourmet kitchen, featuring a stunning 40-millimeter benchtop and top-of-the-line 900 stainless steel appliances, including a built-in microwave over an oven. The kitchen seamlessly leads to a spacious butler's pantry, offering both functionality and elegance.
- ~**Entertainment Oasis:** This remarkable home is designed for entertainment and relaxation. Whether you prefer to unwind in the downstairs media room or enjoy the generously sized upstairs rumpus room with a study nook, this property has the perfect space for you. The open-plan dining area and the expansive living room effortlessly flow to a vast alfresco area, providing the ideal setting for year-round entertainment.
- ~**Luxurious Bedrooms:** Boasting five generously proportioned bedrooms, all equipped with built-in wardrobes for ample storage, this home ensures comfort for every member of the family. The ground floor accommodates a guest bedroom and a full bathroom. The master bedroom, an epitome of luxury, features an ensuite bathroom and an expansive walk-in wardrobe, complemented by a generously sized balcony offering breathtaking views. Three additional spacious bedrooms are serviced by a lavish main bathroom, complete with a freestanding bathtub and modern LED mirrors.
- ~**Outdoor Paradise:** The expansive alfresco area, coupled with an outdoor kitchen, provides the perfect setting for outdoor gatherings and leisure. The meticulously landscaped front, back, and side yards harmonize beautifully with the charming neighbourhood surroundings, creating a serene and inviting atmosphere that will make you feel right at home.

This property, nestled in the heart of Marsden Park, is not just a house; it's an extraordinary opportunity to experience the pinnacle of contemporary living. Don't miss your chance to be part of this unique offering. Contact us today to arrange a viewing and immerse yourself in the allure of this exceptional residence.

**High-End Features of the Property** || -5 Bedrooms | 3 Bathrooms | Media Room| 2 Car Garage -North-facing aspect -40mm Kitchen Stone benchtop -Multiple living areas -Bulkheads -Spacious rumpus room -Outdoor kitchen with Westinghouse 4 Burner gas cooking in Huge (7.5\*5.4) Alfresco -High Ceilings on both floors -Study Nook-An expansive two-story layout with not a space wasted -5 Generous-sized bedrooms with built-in robes & walk-in robe -A stunning master ensuite with a huge balcony -Guest Bedroom downstairs with wall Length built-In-robes & stylish shared ensuite -3 Modern full designer bathrooms fully upgraded with tiled from floor to ceiling -Led Mirror's in all bathrooms-Semi-frameless shower screen -Heated lights for all bathrooms -Gourmet Kitchen with sparkling integrated European appliances -Soft-close drawers -Incredible Storage throughout. -Designer tapware -Internal laundry -1200 x 600 Porcelain tiles for the main floor -Ducted air conditioning with linear slot diffusers throughout the house -Downlights throughout the house -Quality alarm system and intercom -Automatic double garage with internal access -Professionally landscaped front and backyard -List just goes on & on...

**Location Highlights:** - -Approx. 3-minute drive to New Melonba High School -Approx. 7 minutes a drive to St Luke's Catholic College -Approx. 8 mins drive to Northbourne Primary School & Elara Shops -Approx. 10 -12 mins drive to Ikea, Bunnings, Costco & Schofields Train Station

For more information Garry Thandi 0432 931 464

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