

# 44 Flametree Drive, Marsden Park, NSW 2765



## House For Sale

Saturday, 3 February 2024

44 Flametree Drive, Marsden Park, NSW 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 292 m2**

**Type: House**



Garry Thandi  
0432931464



Chetanraj Singh  
0432931464

## JUST LISTED

Introducing 44 Flametree Drive, a West-Facing Masterpiece by Vivid Homes. Nestled in a tranquil corner, this architecturally designed custom-built house is a testament to luxury living. Step through the elegant, keyless entry door into a world of sophistication with ambient lighting in the foyer, setting the tone for what lies within. The heart of this home is an awe-inspiring kitchen featuring a generous stone benchtop, polyurethane cabinetry, gas cooking, and built-in appliances. The combined living and dining area offers a spacious, inviting ambience for year-round entertainment and gatherings. On the ground floor, a full bedroom and bathroom provide comfort and privacy for guests. Ascend to the upper level, where you'll discover a spacious rumpus room perfect for leisure and relaxation. The master bedroom is the showpiece of this home, featuring an attached walk-in robe and a luxurious ensuite with an expansive balcony offering panoramic views of the Blue Mountains. Three additional well-proportioned bedrooms with built-in robes ensure ample space for family and guests. Luxurious bathrooms, including one with a group back-to-wall bathtub, add a touch of indulgence to your daily routine. Step into an outdoor paradise with an alfresco area complete with a fan and a fully equipped outdoor kitchen. The generous backyard offers endless possibilities for year-round entertainment and relaxation.

|| Luxury Inclusions || - 5 Bedrooms | 3 Bathrooms | 3 Living Areas | 2 Car Garage - West-facing aspect - 80mm Kitchen Stone benchtop - Multiple living areas - Bulkheads - Spacious rumpus room - Impressive & stylish outdoor kitchen in alfresco - High Ceilings on both floors - Shadow line ceilings throughout - 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 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 - Semi-frameless shower screen - Built-in toilets - Heated lights for all bathrooms & mirror - Gourmet Kitchen with sparkling integrated European appliances - 80 mm stone waterfall benchtops - Soft-close drawers - Incredible Storage throughout - Designer tapware - Internal spacious laundry - Blinds throughout - 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 - Many more

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. 12 - 13 mins drive to Ikea, Bunnings, Costco & Schofields Train Station

For more information Garry Thandi 0432 931 464

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