

# 45 & 45a Quakers Road, Marayong, NSW 2148

**McGrath**

## House For Sale

Wednesday, 27 December 2023

45 & 45a Quakers Road, Marayong, NSW 2148

**Bedrooms:** 7

**Bathrooms:** 4

**Parkings:** 2

**Area:** 737 m<sup>2</sup>

**Type:** House



Joel Hollings  
0288695600



Peter Sutherland  
0288695600

## Auction Guide \$1,350,000

Step inside a brand-new, custom-designed luxury home that effortlessly blends sophistication and style. With no expense spared, the home is a testament to meticulous craftsmanship and modern living. With spacious interiors, 5 bedrooms, 3 bathrooms, study nook and a double lock-up garage with off street parking for 6 vehicles, this residence stands out for its thoughtful design and modern functionality. Adding to its appeal, an impressive 2 bedroom, 1 bathroom granny flat offers versatility for extended family or investment.

**Elegant Living Spaces** • 2.7m high ceilings create an open and inviting atmosphere • Daikin 16kw ducted reverse cycle air conditioning with WiFi control ensures total comfort • BOSCH alarm system, security screens, video intercom, and CCTV system for peace of mind

**Eco-Friendly Living** • 6.3kw solar panels with WiFi monitoring for lower power bills • Double garage comes equipped with a 3-phase Tesla EV charger for your electric vehicle

**High End Entertainer's Kitchen** • An entertainers delight with custom joinery, 80mm stone kitchen island, stone splashbacks and butler's pantry with sink • Black granite undermount sinks, LED recessed feature lighting with WiFi control, natural gas cooking, and instant hot water add to the home's appeal

**Luxurious Bathrooms and Master Bedroom** • Opulent bathrooms feature 40mm stone benchtops, floor-to-ceiling tiles, backlit mirrors, and LED under-vanity lighting • Master bedroom includes an ensuite and private balcony (perfect for a morning coffee), as well as a custom walk-in robe with feature LED lighting

**Landscaped Outdoor Oasis** • Landscaped gardens surround an undercover alfresco area with a full outdoor kitchen, including a 600mm gas cooktop, sink, stone splashback, and built-in BBQ. Perfect for entertaining!

**Granny Flat Excellence** • A 2 bedroom, 1 bathroom granny within the main floorplan flat follows the same high standards of the main residence • Split system air conditioning, porcelain tiled floors, custom joinery, LED feature lighting and stone benchtops/splashback

**Convenient Location** • Walking distance to Marayong Station, Quakers Court shopping centre, and St Andrew's school

Located on the high side of the street with sweeping sunset views and situated within walking distance to Marayong Station, Quakers Court shopping centre and St Andrew's school, properties like this rarely hit the market and should be at the very top of your viewing list!