

**46 Barrallier Drive, Marsden Park, NSW 2765**



**House For Sale**

Thursday, 12 October 2023

46 Barrallier Drive, Marsden Park, NSW 2765

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Luke Harrison  
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## PRIVATE TREATY OPEN HOME

This immaculate family home is brought to the market for sale by Luke Harrison and the team at Ray White The Tesolin Group. Located in a prime position of Elara, this property offers a quiet and peaceful lifestyle in one of the most sought-after areas. This stunning home boasts a high-quality finish and a spacious layout. The property offers the ultimate in comfort, style and functionality. It is in immaculate, near-new condition - built to surpass all expectations featuring exceptional fittings, this well-planned design provides a variety of living spaces - delivering space, comfort and premium craftsmanship. The heart of the home revolves around the grand living space with 2 master bedrooms downstairs, open-plan grand kitchen, dining, and the multiple living areas - which are generously proportioned and take centre stage. The living space acts as a social hub of the house with sliding doors seamlessly connecting this space to the outdoor entertainment area with in built barbecue area and teenagers retreat. Size? Got it all. The grandeur of this home is accentuated by high ceilings on both levels creating a huge sense of spaciousness and brightness throughout. The expansive layout is tailored to accommodate growing families seeking modern living style. With numerous living space upstairs and downstairs, this uniquely designed home aims to unite luxury with functionality. With high inclusions throughout such as large tiling downstairs and high quality carpet upstairs, this one is rare - Welcome Home Inclusions:- 6 x expansive bedrooms with built-ins- 4 x modern bathrooms- 2 x bedrooms downstairs- Grand sized kitchen with gas cooktop and stainless steel appliances- Multiple living space - Full bathroom/shower downstairs- Large upper rumpus room- Double automatic lock up garage- Ducted aircon throughout the property- Tiling and carpet throughout- LED downlights throughout- Walk in pantry- Undercover outdoor entertainment area- Large under the stair cupboard- 2x Linen cupboards- Teenagers retreat (20sqm)- Low maintenance landscaping- 45 Solar Panels totalling 13.8kw with 15kw inverters Positioned in the prime location of Marsden Park, "convenience" is the key word. With shopping centres, restaurants, medical centres, cafes and grocery stores all within a 2km radius. Close distance to St. Lukes Catholic School, Northbourne Public School and Elara Shopping Village! Call Luke Harrison to arrange an inspection today on 0435 900 439 Disclaimer: This image is for illustrative purposes and is not drawn to scale. All information contained in this image is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to distances to specific location points