

# 68 Garganey Parade, Marsden Park, NSW 2765

## Sold House

Monday, 15 April 2024

68 Garganey Parade, Marsden Park, NSW 2765

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 343 m2

Type: House



Pera Tutua-Nathan  
0283157794



Mandeep Singh  
0401171796

**\$1,215,000**

This meticulously crafted modern single-story residence, nestled amidst the serene beauty of a lush bush backdrop caters to diverse needs. Whether you're a flourishing family, an astute investor eyeing lucrative returns or someone seeking to downsize in one of the North West's most coveted locales. Situated on a tranquil street, its captivating facade beckons you into a realm of refined living, where an aura of sophistication permeates every corner. Upon entry, the formal lounge envelops you in a sense of calm and serenity, setting the tone for relaxation. Continuing through you'll discover the generously proportioned master bedroom complete with a walk-in robe and ensuite seamlessly connected to the open-plan kitchen, living and dining area. This seamless integration extends gracefully to the meticulously landscaped yard, blurring the boundaries between indoor and outdoor living. Features include:- Four bedrooms with built-in robes, including a master bedroom with ensuite and walk-in robe- Two modern bathrooms with additional powder room- Two spacious living areas ideal for entertaining- Impressive 2.7 meter high ceilings- A skylight in the kitchen area that naturally brightens the entire living and dining space- A modern kitchen equipped with the latest appliances and a 60mm Stone benchtop featuring a waterfall edge- An integrated laundry and walk-in pantry - Immaculate and well-maintained gardens with ample lawn space- Ducted air conditioning throughout- A double lock-up automatic garage with epoxy flooring and internal access- Installation of security cameras for an additional layer of safety and protection. Location: - 9 minutes drive to Northbourne Public School and St Luke's Catholic College- 4 minutes to Melonba High School (under construction)- 7 mins drive to st lukes catholic school, Elara shops and Elara sports fields- 10 mins Bunnings, Ikea & Costco To inspect this property please contact Mandeep today on 0401 171 796. Disclaimer: Note agent interest. 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. Images & furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.