

# 68 John Black Drive, Marsden Park, NSW 2765

## Sold House

Tuesday, 30 January 2024



68 John Black Drive, Marsden Park, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 361 m2**

**Type: House**



Janak Patel  
0411316453



Vaibhavi Patel  
0433170694

**\$1,175,000**

Vaibhavi Patel & Janak Patel proudly present this nearly brand-new Eden Brae Connect Home, thoughtfully designed to meet various lifestyle needs. Whether you're a growing family, a savvy investor, or someone looking to downsize, this contemporary single-story home is an exceptional choice. Nestled on John Black Drive in one of the North West's most sought-after neighborhoods, it welcomes you with a captivating exterior and promises refined living in a realm of elegance.

**Luxury Living Unveiled: Notable Features of this Exquisite Property**

**Elegant Bedrooms:** Four bedrooms with built-in robes & Master bedroom featuring an ensuite and walk-in robe

**Modern Bathrooms & Laundry:** Two modern bathrooms, separate laundry room for added convenience.

**Sleek Kitchen Design:** Laminated overhead cupboards with fixed undermount rangehood Melamine shelving in the pantry 20mm stone benchtops in kitchen, bathroom, and ensuite SMEG 900mm stainless steel gas cooktop and undermount rangehood

**Spacious Living Areas:** Two expansive living areas for entertainment Dedicated living area, family area, and separate dining area

**Luxurious Touches:** Impressive 2590mm higher ceilings, 2340mm high internal doors. Tiled alfresco with ceiling fan, Grange overlap semi-frameless shower screen. Stylus Origin freestanding 1600 bath in the bathroom.

**Thoughtful Design:** Integrated laundry and walk-in pantry for practicality Ergonomic design for enhanced space utilization

**Smart Home Features:** Ducted air conditioning throughout Security alarm system for additional safety

**Green Living:** 30 x Jinko Solar Co Ltd 440W Solar Panels for energy efficiency

**Steps from a vibrant playground:** Enjoy the convenience of having a well-maintained playground just a short stroll away, perfect for keeping little ones entertained and active.

**Outdoor Oasis:** Spacious alfresco entertaining area, immaculate well-maintained gardens.

**Secure Parking:** Double lock-up automatic garage with remote-controlled door

This property combines modern luxury with thoughtful design, offering a comfortable and stylish living experience. For More Information Connect Janak on 0411 316 453 or Vaibhavi on 0433 170 694

**Disclaimer:** We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. All prospective buyers should carry out their own enquiries to verify information is accurate.