

**76 Arncliffe Avenue, Marsden Park, NSW 2765**



**House For Sale**

Saturday, 4 May 2024

76 Arncliffe Avenue, Marsden Park, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Mandeep Singh  
0283157776



Chirag Arora  
02 9672 6055

## Contact Agent

Mandeep Singh and Chirag Arora from Urban Real Estate proudly present this meticulously crafted modern single-story residence, perfectly nestled amidst the serene beauty of a lush bush backdrop. Tailored to cater to diverse needs, this stunning property is an ideal fit for a flourishing family, an astute investor eyeing lucrative returns or someone seeking to downsize in one of the North West's most coveted locales.

**Property Highlights-**

- Luxurious master bedroom with ensuite and walk-in robe plus spacious three bedroom with built-in robes.
- Two elegantly appointed bathrooms to cater to both convenience and style.
- Spacious Living & Dining Areas: Perfect for hosting gatherings or simply unwinding in comfort.
- Impressive Ceilings: Enjoy the airy feel of 2.7-meter high ceilings throughout.
- Sleek Kitchen: Equipped with the latest appliances and a 40mm Stone benchtop featuring a waterfall edge.
- Integrated Laundry & Walk-in Pantry: Ensuring functionality meets elegance seamlessly.
- Immaculate Gardens: Well-maintained with ample lawn space for outdoor enjoyment.
- Ducted Air Conditioning: Throughout the home for year-round comfort.
- Single Lock-Up Garage: With automatic access and internal entry for added convenience.
- Security Features: Including the installation of security cameras for peace of mind.

- Only a 4-minute drive to Northbourne Public School and St. Luke's Catholic College, and 5 minutes to Melonba High School.  
- Just 3 minutes' drive to St. Luke's Catholic School, Elara shops and Elara sports fields.  
- A mere 10-minute drive to Bunnings, Ikea, and Costco for all your shopping needs.

To explore the beauty and elegance of this property firsthand, don't hesitate to contact Mandeep 0401 171 796 or Chirag 0493 435 800 today!

**Disclaimer:** Property located in Melonba. 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