

# 84 Arncliffe Avenue, Marsden Park, NSW 2765



## Sold House

Wednesday, 29 November 2023

84 Arncliffe Avenue, Marsden Park, NSW 2765

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 204 m2

Type: House



Garry Thandi  
0432931464



Chetanraj Singh  
0432931464

**\$1,060,000**

Garry Thandi, the owner and principal of Blossom Properties, proudly presents this exquisite single-level gem! Boasting 4 bedrooms, 2 bathrooms, and a 2-car garage, this northwest-facing beauty sits on a generous 313 sqm block of land. Inside, discover a modern kitchen adorned with a sleek 40mm stone benchtop and top-of-the-line 900 gas cooking appliances. But that's not all! This property is eco-friendly with a 10-kW solar system, features Fronius inverters for energy efficiency, and offers the security of cameras. For the car enthusiast, there's epoxy flooring and ample storage in the garage. Located just a stone's throw away from Melonba High School and a short drive to Northbourne Primary and Saint Luke's Catholic College, this is the epitome of convenient living. Don't miss out on the chance to call this remarkable property your new home! || Property Features || -Northwest Facing -Elara estate -High ceilings throughout -Porcelain tiles in common areas -Hybrid floorboard in bedrooms -Entry door with fly screen door -Stone benchtop -Gas stove top -Premium 900 gas cooking stainless steel appliances -Large 40mm stone benchtop -Soft closing cabinetry -Master ensuite with a spacious walk-in wardrobe -Generous-sized bedrooms -Feature wall in the living area -Open plan kitchen/living/dining -Led downlight throughout -Blinds throughout -2 bathrooms -Internal laundry -Ducted air conditioning throughout -Quality security alarm system -Coloured concrete driveway -10 kW solar system -Security camera's -Covered alfresco -Tiles roof -Decent size yard -Automatic garage with internal access -Professionally landscaped front and backyard -Low-maintenance backyard -Many more Location Highlights: -Located a few-minute drive from Marsden Park Public School and a short- drive to St Luke's Catholic College. 84 Arncliffe is ideal for growing families looking for exceptional educational facilities for their children. With Elara Playing Fields, the Elara Shopping Centre, and just six minutes away, there is no limit to the activities that you and your family can enjoy in your downtime. For more information Garry Thandi 0432 931 464 Disclaimer: - Blossom Properties, along with its director, staff, and associated bodies, holds the view that the information presented herein is sourced from reliable avenues. Nonetheless, we offer no guarantees, explicit or implicit, regarding its accuracy. Prospective parties are advised to conduct their own investigations.