

**96 Caledonia Crescent, Marsden Park, NSW 2765**



**Sold House**

Saturday, 4 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 224 m2**

**Type: House**



Rajesh Setia  
0272029411



Pankaj Sharma  
0411571422

**\$1,150,000**

This impressive two-story home blends family functionality with luxury and offers a desirable lifestyle in the prestigious Elara Estate, in Sydney's North West, Marsden Park. With 4 large-sized bedrooms, 2 bathrooms and a double garage, this stand-alone home is perfectly placed within walking distance from the planned Melonba High School. Schofield and Riverstone train stations, Elara Shopping Centre, Private and Public School, M7 motorway, Costco, IKEA, Bunnings, Aldi and the newly established Marsden Brewery are also just a few minutes away.

- Open planned lounge/dining area and separate family room upstairs.
- 4 double-sized bedrooms, all with ceiling fans & built-in robes and a master with ensuite.
- Large main bathroom with bathtub, ensuite to the master bedroom and separate guest toilet downstairs.
- The gourmet kitchen with stone benchtop, glass splashback and quality stainless steel 900mm appliances including a gas cooktop, oven, rangehood and dishwasher.
- Fully landscaped massive backyard with outdoor patio with ceiling fan, great for family gatherings.
- Internal laundry with storage in the garage.
- Automatic double lock-up garage alongside laundry followed with internal access.
- Tiled floors throughout and floating timber flooring in bedrooms.
- Other features include high ceilings, ducted air conditioning, keyless entry door, downlights, alarm, rainwater tank and gas points for heating.
- Built in 6.6kw solar panel.

This uniquely designed home can only be appreciated by your personal inspection, so accept our invitation to inspect the true definition of space and sophistication. We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.