

**27 Dan Street, Marsfield, NSW, 2122**



**Duplex Semi-detached For Sale**

Sunday, 18 August 2024

27 Dan Street, Marsfield, NSW, 2122

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 2**

**Type: Duplex Semi-detached**

## Prime location, superior construction, versatile multi-generational appeal

Defined by exceptional quality and timeless design, this as-new brick duplex optimises space, resulting in a versatile home of immeasurable generational family appeal. An exemplary example of solid construction, standout engineering from the foundation up ensures durability to stand the test of time.

Dual-level dimensions combine lofty high ceilings recessed with contemporary LED lighting and traditional charm. Intelligent flexibility offers a variety of living spaces; a ground-floor bedroom and private bathroom extend into ideal multi-generational living.

Open plan living and dining is anchored by a chef's kitchen boasting brand new appliances and a dual gas butler's kitchen for ultimate gourmet cooking. Ensuite bedrooms on the second floor are flanked by modern sunrooms and an extraordinary extension to living.

An enviable location offering convenience for all ages of the family, within walking distance from city-bound buses, schools and parks, moments from Eastwood, Top Ryde, Macquarie Centre and Chatswood.

### Key Highlights:

- As-new solid brick duplex , engineered for enduring stability
- Versatile living spaces deliver 'wow' factor, open plan living and dining, lounge room, attic with skylight air conditioning and power, plus modern sunrooms at the front and rear
- Marble kitchen with island bench, new appliances, Westinghouse induction cooktop, under bench oven
- Second kitchen/butler's pantry with gas cooktop and dishwasher
- In-law accommodation on main living level with private bathroom
- Upper-level bedrooms each boast an ensuite, the master bedroom offers an ensuite with new double vanity, freestanding bathtub and shower
- Contemporary features include a video intercom with sound, keyless entry, high ceilings with recessed LED lighting, traditionally crafted ceiling rosettes, dual ducted air conditioning system for two levels, individual zone control per room
- Single garage with internal access, off-street parking, flat backyard and covered alfresco entertaining, set on 306.7sqm (approx.)

### Location Highlights (\*approx.):

- Within the catchment for Kent Road Public School (450m), Epping Boys High School (2.7km) and Ryde Secondary College (4.3km)
- Walk to Santa Rosa Park and Livvi's Place Playground
- 335m to bus services to Denistone East, Macquarie Centre, Ryde, Meadowbank, St Leonards, Milsons Point and Wynard
- 720m to ELS Park and The Y Ryde Community Sports Centre
- 1.8km to North Ryde Golf Club
- 1.9km to Macquarie Centre
- 1.9km to Macquarie University and Macquarie University Station
- 2.4km to Macquarie Hospital and 2.9km to Ryde Hospital
- 3.2km to the centre of Eastwood
- 3.2km to Top Ryde Shopping Centre
- 8.4km to the centre of Chatswood (approx. 15-minute drive)

### Disclaimer:

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.