

12 Melaleuca Street, Marsden Park, NSW 2765



House For Sale

Thursday, 4 July 2024

12 Melaleuca Street, Marsden Park, NSW 2765

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Prabh Singh
0450950190



Amy Raisin
0449112002

AUCTION (unless sold prior)

Discover this superbly located, single-level family home nestled in the heart of the vibrant suburb of Marsden Park. This residence is ideal for first home buyers, small families, or downsizers seeking a comfortable and convenient lifestyle. Enjoy the prime location within walking distance to Elara Village Shopping Centre, Sporting Fields, Livvi's Playground & Water Park, and St Luke's Catholic College, with additional local schools just a short drive away. Contact us today to arrange a viewing!

Upon entering, sleek tiles guide you down the hallway into a spacious, open-plan living and dining area, complete with split system air conditioning, a ceiling fan, and sliding door access to the alfresco. The stylish kitchen is a culinary delight, featuring an island bench, 20mm stone benchtops, glass electric cooktop, oven, dishwasher, and a built-in pantry. A built-in study nook offers the perfect space for productivity and working from home. The master suite, positioned at the rear of the home, showcases air conditioning, a ceiling fan, a built-in wardrobe, and a private ensuite with a vanity, shower, and toilet. Two additional bedrooms provide built-in wardrobes and ceiling fans, ensuring comfort for each family member. The main bathroom mirrors the elegance of the ensuite, featuring a vanity, shower, bathtub, and a separate toilet. Step outside to a concreted alfresco area overlooking an easy-care rear yard with recently re-turfed lawns and a water tank for bill saving. Additional features include LED downlights, split system air conditioning, linen storage, and a single automatic garage with internal entry. Conveniently located approx. 650m to Elara Village Shopping Centre, 350m to Elara Sporting Fields and Livvi's Playground & Water Park, 1.2km to Northbourne Public School, 1.5km to Melonba High School, 700m to St Luke's Catholic College, and approx. 5km to Marsden Park Business Park, including Bunnings, IKEA, McDonald's, KFC, Costco, and much more! This home offers a perfect blend of style, comfort, and convenience, making it an excellent choice for your next move. Don't miss out on this exceptional opportunity in a prime location. Schedule a viewing today and experience all that this Marsden Park gem has to offer!

*Agent declares interest*****Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information. For inclusions refer to Contract.