

14 Annan Avenue, Marsden Park, NSW, 2765



House For Sale

Friday, 16 August 2024

14 Annan Avenue, Marsden Park, NSW, 2765

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Gizzelle Powell
0428934618

****Freestanding Home, Nearly New, No Strata Fees, Ideal Home or Investment Property**

**Freestanding Home, No Strata Fees, Ideal Home or Investment Property

** Nearly New with Metal Frames, Still under warranty

Situated in a sought-after neighbourhood, this residence exemplifies modern living with a focus on sustainability, featuring state-of-the-art solar panels that enhance energy efficiency and reduce utility costs. Built with meticulous attention to detail and energy-efficient design principles, this 2020 home offers a rare opportunity to embrace contemporary living while making a positive impact on the environment.

The benefits of buying this property include:

- * Four (4) generous sized bedrooms, main bedroom with walk-in robe plus sophisticated ensuite
- * Built-in robes fitted to all other bedrooms
- * Stylish living room filled with natural light
- * Exquisite Kitchen with ample storage space, 900mm gas cooktop, stone benchtops, stainless-steel appliances and breakfast bar.
- * Separate dining
- * Modern bathroom with separate bathtub and shower
- * Ducted air conditioning all throughout the house
- * 2550mm high ceilings
- * Internal laundry
- * Alfresco with high quality, maintenance free Eko deck, with strong galvanised steel frame
- * The Eko deck path to the clothesline has a h4 treated pine frame
- * High speed ethernet to first 3 bedrooms and TV lounge room.
- * 13.3 KW Solar Panels that enhance energy efficiency and reduce utility costs
- * Double gate side access offers convenience by allowing access between your back and front yards
- * Automated lock up garage plus concreted driveway for extra car spaces
- * Land registered Year 2020, built finished Year 2022 with termite proof truecore steel frame.

Outside, the backyard oasis is perfect for outdoor entertaining, complete with a patio area for barbecues and gatherings.

Conveniently located near schools, parks, and shopping centres, this home offers both tranquility and accessibility. With its blend of modern comforts and sustainable living features, this property is an ideal choice for those seeking a stylish and eco-friendly lifestyle.

Don't miss out, Call Gizzelle Powell now on 0428 934 618 for further information or for your private inspection.

** DISCLAIMER: The above information is believed to be correct and accurate, however, RE/MAX Lifestyle Marketing does not guarantee its accuracy and we urge prospective buyers to make their own enquiries if necessary. Virtual furniture for illustration purposes only.

**** INSPECTION POLICY:**

Please note that we are adhering to strict Government guidelines to always ensure the safety of our team and the community.

We do welcome you to attend our inspections, however kindly request that you:

- * Masks are no longer mandatory however, they are highly recommended in situations where social distancing is difficult
- * Adhere to the social distancing guidelines of one person per four square meters.
- * Ask one of our team if you would like to open any cupboards or doors for further inspection. We are exercising a "Look don't Touch" policy to keep everyone safe.
- * Keep our team and community safe by not attending an inspection if you are feeling unwell.
- * Make use of the complimentary hand sanitizer provided at all viewings.

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