

**153 Elara Boulevard, Marsden Park, NSW, 2765**

Laing+Simmons

**House For Sale**

Saturday, 26 October 2024

153 Elara Boulevard, Marsden Park, NSW, 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Raj Mangat  
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## Dual Income House + Studio | Walking Distance to Schools and Shops

Laing + Simmons is proud to present this stunning residence, perfectly positioned opposite to Elara Sporting Fields and only a short walk to Elara Village and St Luke's College. The separate studio offers flexibility for extended family, guests, or rental income. Ideal for multi-generational living or investors seeking dual-income opportunities.

### Key Features:

- Four generously sized bedrooms, all with built-in wardrobes
- The Master suite is a true retreat featuring a walk-in robe and ensuite
- Modern kitchen featuring stone benchtops, sleek appliances, gas cooktop and ample storage space.
- Versatile layout with multiple living areas with 4th bedroom downstairs and powder room for added convenience.
- Tiled alfresco area for entertaining.
- Separate studio with private access, complete with a separate bathroom and kitchen space, this studio presents a unique opportunity for extra space or a potential rental income.
- Additional features: ducted AC, downlights and roller blinds.

### Location features:

- Educational Facilities: Short drive/walk to Northbourne Public School, Melonba High School, and St Luke Catholic College.
- Shopping and Entertainment: Close proximity to Elara Village Shopping Centre, Marsden Park Brewhouse, Ikea, Costco, and Bunnings.
- Transport: A short drive to Riverstone and Schofields Stations, ensuring easy connectivity.

Don't miss out on this exceptional property. For more information or to book an inspection, please contact Raj Mangat on 0433 330 722 or Taz Singh 0448 703 834.

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 inquiries and judgment to determine the accuracy of this information for their own purposes.