

# 18 Floribunda Parade, Marsden Park, NSW, 2765

## House For Sale

Saturday, 31 August 2024

18 Floribunda Parade, Marsden Park, NSW, 2765

**Bedrooms: 5**

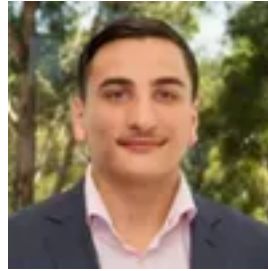
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Pera Tutua-Nathan  
0283157794



Timothy Greig

## Flawless Simmonds Home

Urban Land Housing is proud to present this flawless Simmonds Home on Floribunda to the market.

As you enter the home, you are greeted with 2.7m high ceilings and an extra wide doorway. The lower level of the home comprises a front living room or office, theatre room that can be converted to a fifth bedroom, toilet and shower to the laundry, large open plan kitchen, living and dining area and undercover alfresco/ pergola for all year round entertaining. The upper level of the home houses four really good sized bedrooms, an upstairs living area and a master bedroom with an absolutely stunning walk in robe and ensuite.

### Property features:

- 2.7m high ceilings
- 40mm waterfall kitchen benchtop
- 900mm gas appliances
- Open butlers pantry
- Floor to ceiling tiles in bathrooms
- Multi zone ducted air-conditioning
- Floorboards to upper level

### Location features:

- Walking distance to Northbourne Public School
- Walking distance to Parks
- Walking distance to Elara shops, water park and St Luke's Primary

For further information or to arrange an inspection please call Pera Tutua-Nathan on 0487 870 228

### 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. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate.

All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.