

# 2 Newington Glade, Marsden Park, NSW 2765

## House For Sale

Saturday, 29 June 2024

2 Newington Glade, Marsden Park, NSW 2765

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Stephen Brodie  
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## **\$880,000 to \$950,000**

Here is a rare opportunity to buy this immaculately presented, like new, single-level, Torrens Titled, free-standing spacious home. Designed for the over 55 years old buyer that wants independence whilst having access to amazing facilities including the community centre, gym, heated inground pool and a combination of huge indoor/outdoor activity areas including a fully functional kitchen, BBQ outdoor area and a full-size pool table whilst all being nestled amongst gloriously landscaped gardens! - 3 spacious bedrooms, all with built-ins and the main with a large well-appointed ensuite - Open plan living with an abundance of natural light, raked ceiling and separate lounge and dining areas - Great kitchen with gas cooking, dishwasher, oven and plenty of bench and cupboard space - 2 alfresco areas, sheltered by established meticulously maintained and beautifully landscaped gardens - Garage with carpeted floor and internal access with auto door Extras include a full security system and ducted air conditioning with solar power. Situated within a fully gated security community. This well-constructed, steel-framed dwelling also features colour bond roofing and is a stroll across the road to Elara Village shopping centre. Has very reasonable community levies at \$795 per quarter which maintains the immaculate facilities and communal assets and probably the biggest bonus of all, you get to realise the full sale asset with no exit fees, unlike other similar communities. It is well-suitable and caters for accessibility limitations, it is no wonder properties hardly ever become available here! Contact us today to arrange an inspection. 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.