

# 41 Annan Avenue, Marsden Park, NSW 2765

## House For Sale

Sunday, 23 June 2024



41 Annan Avenue, Marsden Park, NSW 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 323 m2**

**Type: House**



Ray Denkha  
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## Listed For Sale !

A complete custom design by the experts at Skyrise Homes elevate every inch of this captivating contemporary oasis, earning it a deserved place at the pinnacle of the luxury home market in Marsden Park's Melonba precinct. This exclusive architect-crafted residence delivers a superb modern approach to easily managed living and entertaining, while serving up space and style like few others in the area. It's the perfect readymade retreat for a large and growing family, and a sought-after street setting adds the final touch, as it's conveniently located a short distance to Elara Village Shopping Centre, local schools and a range of amenities, including the upcoming Woolworths supermarket. Property highlights:-

- A welcoming foyer with double-height ceilings and cool ceramic floor tiles
- Sleek design and generous spaces with a light-filled open family living area
- Covered patio with full backyard kitchen overlooking a private grassed garden
- Premium island kitchen with high-end appliances and walk-in butler's pantry
- The upstairs bedrooms include a deluxe master suite with a private balcony
- Bedrooms have custom built-in robes plus there is an upstairs rumpus area
- Downstairs guest bedroom and bathroom plus a large home theatre room
- Auto double garage with internal access plus an extra driveway car space
- Ducted air-con, alarm system and a feature fireplace in the living room
- School catchment of Northbourne Public School & Melonba High School
- About 10 minutes to Marsden Park Business Hub and Riverstone station

Inclusions:-

- Master bedroom with premium quality walk-in robe and ensuite
- Ground floor guest bedroom with ensuite and built-in robes
- Large rumpus room on the first floor
- Actron three-phase fully ducted multi-zoned reverse-cycle air-conditioning
- 60mm kitchen island benchtop with waterfall
- 40mm stone throughout the rest of the house
- Butler's pantry with kitchenette
- Separate powder room
- Home theatre room with stylish bulkhead and LED lighting
- High ceilings throughout
- All bedrooms are fitted with ceiling fans
- Outdoor kitchen
- High-definition security cameras
- Digital smart lock
- Electric fireplace
- Mono stringer stairs with 65mm Merbau treads
- Epoxy to the garage floors
- Electrolux appliances
- Full-height tiling to all bathrooms and powder room
- Alarm system and high-definition intercom
- Automatic garage door with remote control

Contact Ray on 0416 385 400 for all your enquiries

**Disclaimer**The information contained herein is gathered from independent sources and should be used as a guide only. While every reasonable effort has been taken to ensure accuracy, we accept no legal liability and interested parties should rely on their own enquiries. Please note, this property is situated in Melonba.