

# 52 Caledonia Crescent, Marsden Park, NSW 2765



## House For Sale

Friday, 27 October 2023

52 Caledonia Crescent, Marsden Park, NSW 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Tushar Virmani  
0402555161



Charles Capili  
0476617408

## FOR SALE | CONTACT AGENT

Tushar Virmani, Marsden Park's #1 agent and owner of Your Property Expert Estate Agency proudly introducing this immaculate Five-bedroom, double storey reserve facing masterpiece in the prime location of Elara Estate. An excellent option for those that value privacy or love to entertain, family sized dimensions coupled with easy care attributes offers wide appeal. Beautifully appointed with excellent separation of spaces, its many attributes are further complemented by outstanding location. Constructed with a multitude of living areas inside and out, the home is equipped to accommodate to various services and activities to appeal to large and growing families plus investor potential for excellent yield. Features include: -- Beautiful stylish design with high end finishes and fixtures- Spacious open plan living and dining zone effortlessly connects to outdoor entertaining.- Void over a formal living area with a Fire Place that provides over 5 meters of ceiling height.- Five well-scaled bedrooms all fitted with wardrobes, master with walk-in and ensuite- Crafted with an emphasis on indoor/outdoor entertaining with decent size backyard.- Prominent swimming pool floodlit by waterfall feature and skirted by glass panels- Luxuries include ducted air conditioning, natural gas heating, alarm, downlights, outdoor kitchen with bar fridge, and many more included.- Sleek gourmet kitchen with modern fisher paykel appliances and plenty of storage.- Well-appointed internal laundry for all linen work and storage- Expansive joinery & stonework throughout provides multiple TV cabinets- Double lock up remote car garage with internal access- Moments from transport, Marsden Park Shopping centre, and St Lukes Catholic College. Property like this does not last long. Call Your Property Expert Tushar on 0402 555 161 for private inspection. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. We do not accept any responsibility for its accuracy, and do no more than pass it on. Any interested persons should rely on their own enquiries.