

**56 Enmore Street, Marsden Park, NSW, 2765**



**House For Sale**

Friday, 9 August 2024

56 Enmore Street, Marsden Park, NSW, 2765

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## What a Gem! Located in The Heart of Marsden Park with Leafy Green Outlook

Urban Real Estate would like to welcome you our latest affordable offering in Marsden Park and invite you to discover the perfect blend of modern living and convenience in this quiet residence, ideally suited for both investors and first home buyers.

Located in the heart of Elara Estate (Marsden Park), this property offers easy access to schools and shops making it an ideal choice for busy couples or growing family. The property has been owner occupied and meticulous maintained, you feel this the moment you enter the home. If you are wanting to a well-priced home with a superior location in the area, that feels like a fresh and loved home, this is the one for you.

For more information about this opportunity contact Nathan Fyffe on 0487 253 300 or Simon Hagarty on 0405 175 416.

### Property Features:

- Well-appointed and practical kitchen
- Stylish entry/foyer area to the home
- Large master bedroom with 3 door BIR
- Spacious secondary bedroom with 3 door BIR
- Tastefully landscaped front and rear yards
- Ensuite features frameless shower, mirrored shaving cabinets and flush to wall toilet suites
- Ample storage with 3 x linen presses
- Quality tiles in bathrooms
- A/C and fans
- Teenagers retreat or office, that can be converted back to garage for sale, you make the choice (see floor plan)
- Close to shops and moments to local school
- Directly across the road from Donnelly Street Park

### Local Area Amenity & Features

- 4 min to Elara Village
- 4 min to Elara Sporting Fields
- 5 min to Northbourne Public School
- 10 min to Sydney Business Park
- 16 min to M7 Entry (Richmond Rd)

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.