

# Lot 7316 Elara, Marsden Park, NSW 2765



## House For Sale

Wednesday, 15 May 2024

Lot 7316 Elara, Marsden Park, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 240 m2**

**Type: House**



Steven Silvestro  
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**\$1,159,900**

With brand new sports fields, a beautiful neighbourhood pocket park and the future Livvi's Place playground, Elara is an inclusive and active community that encourages exercise and play for people of all ages and abilities. This Ellenbrook 24 is a double storey, 4-bedroom home designed for growing families. The home is an absolute delight, offering open-plan living, a media room, study nook and a master bedroom with ensuite and walk-in robe. There has never been a better time to start enjoying your new Connect Home. Finished with top-quality inclusions, Connect Homes offers home buyers all the quality and assurance you would expect from a HIA NSW Region Professional Major Builder. Inclusions:- Connect Premium Inclusions Upgrade Promotion INCLUDED- Reverse cycle ducted air conditioning- 2590mm high ceilings to ground floor- 2340mm high internal doors to ground floor- SMEG kitchen appliance package including microwave & dishwasher- 20mm stone benchtops to kitchen, bathroom & ensuite- Downlights to all main living areas- Clipsal iconic switch & dimmer smart technology to selected rooms- Designer freestanding bath to main bathroom- Ceramic tiles to living and wet areas and carpet to balance of home- Tiled alfresco with ceiling fan ready to entertain- Colour on concrete driveway and path- Turf, garden bed & boundary fence- Letter-box & clothes lines- Alarm System- Remote controlled garage door Plus many more inclusions! Ask one of our consultants for the Connect Premium Inclusions Upgrade brochure for the full list of inclusions\* Internal images shown for illustrative purposes only Terms and Conditions: Note: Package prices are based on standard home, standard facade and builder's preferred siting. All prices are GST inclusive. Eden Brae Homes reserves the right to change prices without notice. Package provided is based on EBH preliminary/preferred siting and preliminary developer land information currently available. Subject to variations to land size and location of services - including but not limited to sewer/stormwater locations. Builders Licence Number 247792C. All drawings, sales plans, images and photography are for illustrative purposes only and should be used as a guide. It is the customer's responsibility to confirm working drawings and dimensions. Please refer to the contract for any details on the land.