

# 5/3 Pollard Parade, Marsden Park, NSW 2765

## Townhouse For Sale

Monday, 12 February 2024



5/3 Pollard Parade, Marsden Park, NSW 2765

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Rahul Dogra  
0426696631



Cassandra Szybowski  
0426696631

## Contact Agent

First National Legend Real Estate welcomes you to this extraordinary family townhouse, thoughtfully designed and constructed for effortless living. Step inside to find a spacious lounge room, perfect for greeting your family and friends. The heart of the townhouse features a separate meals area adjacent to the well-appointed kitchen, equipped with stainless steel appliances and ample storage to cater to your convenience needs. The accommodation comprises generously sized bedrooms, including a master bedroom with a full ensuite, ensuring a comfortable and relaxing stay. The property offers the following stunning features:

- Experience spacious layouts that seamlessly integrate open-plan kitchen, dining, and outdoor areas.
- Discover a well-appointed kitchen with stone benchtops, a gas cooktop, and stainless-steel appliances.
- Enjoy the comfort of Hybrid Flooring in the Kitchen, Living, Dining, Hallway, and Bedrooms.
- Illuminate your home with energy-efficient LED downlights.
- Stay cool with ducted air conditioning.
- Benefit from a remote garage with internal access.
- Feel secure with a comprehensive system including a security alarm, smoke alarms, and video intercom.
- Complete your outdoor space with a clothesline, letterbox, turf lawn, fence, and rainwater tank.
- Move in effortlessly, as many more quality inclusions await you!

**LOCATION:**

- Marsden Park Public School is conveniently located approximately 650m away.
- St Luke & Catholic College is around 2.1 km from the property.
- The Marsden Park Home Centre is approximately 3.6 km away.
- All distances are sourced from Google Maps.
- For inspection and more details please get in touch with our sales team.

\* Disclaimer: The images displayed are for illustrative purposes only, and the final finishes and products are subject to approval. Interested individuals should not solely rely on these particulars as representations of fact but are encouraged to conduct inspections or seek alternative means of satisfaction.