

152 Diamondback Parade, Marsden Park, NSW 2765



House For Sale

Friday, 15 March 2024

152 Diamondback Parade, Marsden Park, NSW 2765

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 405 m2

Type: House



Ray Denkha
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Buyer's Guide \$1,700,000

An environment of supreme quality resonates throughout this brand-new luxury residence that's been constructed to perfection by the experts at PBT Homes. Designed with a sophisticated and easy-to-maintain lifestyle in mind, every detail in this impressive family home showcases the quality of craftsmanship, materials and finish. The property has a striking street presence that's boldly modern, but inside it's been designed for family comfort and includes an impressive 43.3 squares of built area, with an emphasis on entertaining. No expense has been spared in creating this stunning contemporary residence, and it promises easy care style in a very central position offering quick access to quality schools, major shopping amenities, local parks and everything in between. Property highlights:

- Generous 400sqm (approx.) corner block facing north over a reserve
- Sleek design featuring generous spaces with a light-filled open plan layout
- Covered dining patio, outdoor kitchen plus landscaped front and rear gardens
- Premium island kitchen with natural stone benchtops and a butler's pantry
- Upper-level accommodation includes four large bedrooms and rumpus room
- The luxurious master is furnished with a walk-in robe, ensuite and balcony
- A high set position that captures elevated views over the surrounding district
- A second master bedroom on the ground floor with ensuite and walk-in robe
- Formal lounge room, media room and family space with 4m coffered ceilings
- Auto double garage with internal access and provisions for EV charging
- Ducted air-conditioning, alarm system, electric fireplace and feature lighting

Inclusions:

- Landscaping to front and rear yards
- Smart lock entry with finger and card entry
- Hard-wired doorbell
- 3-metre-high ceiling (4 metre in family area) and entry void
- 1600 x 800mm ceramic tiles on ground floor
- Mono stringer staircase
- Chandeliers in open living areas
- 60mm stone kitchen benchtops and splashback
- 600mm Smeg black electric oven and dishwasher
- 900mm Smeg black gas cooktop with wok-burner and cast-iron trivets
- 900mm Smeg wide ducted rangehood
- 45 litre trough and a laundry cabinet

Also included in package:

- 3 Phase electric supply
- TV antenna
- 4 CCTV cameras
- LED light in bathroom niche
- 2 hot water systems
- 3 master bedrooms all with ensuites
- Fitted wardrobes in all bedrooms
- Bar upstairs
- Flyscreens to sliding doors
- Electric feature heater
- Video intercom
- 6 zoned 20kW Daikin air-conditioner with Wi-Fi controller
- Back flow system for bidet
- Sealed colour driveway
- Epoxy in garage
- Whirlybird roof ventilator
- Inground folding clothesline
- Letterbox

Contact Ray on 0416 385 400 for all your enquiries Thilagah on 0420 899 955

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.