

**206 Abell Road, Marsden Park, NSW 2765**



**House For Sale**

Friday, 19 January 2024

206 Abell Road, Marsden Park, NSW 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 361 m2**

**Type: House**



Ashish Nanda

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## 1,250,000 - 1,299,000

A huge 33 Square, Double Storey house - Marsden Park 5 BEDROOMS, 1 MEDIA ROOM, 3 BATHROOMS, 1 Office, 1 BALCONY, DOUBLE GARAGE- 33SQ BUILT AREA Take advantage of this rare opportunity! This stunning double storey Brand New home is MOVE-IN READY! Located on a fantastic block opposite a large park with walking tracks and playground and just minutes away from schools, sporting fields and Elara Shopping Village Elara is a unique community. Offering everything your family needs to work, learn and play. Close to schools, shops and transport, you can trust every aspect of this special neighbourhood has been carefully considered for you to live your best life. 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. Inclusions:- 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 For inspection and more details please get in touch with Ashish Nanda @ 0413070431\* Disclaimer: Images used are for display purposes only, finishes and products subject to final approval. Please visit Open homes as scheduled or arrange a private inspection with Agent Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Property Code: 488