

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



**House For Sale**

Friday, 13 October 2023

281 Abell Road, Marsden Park, NSW 2765

**Bedrooms: 4**

**Bathrooms: 2**

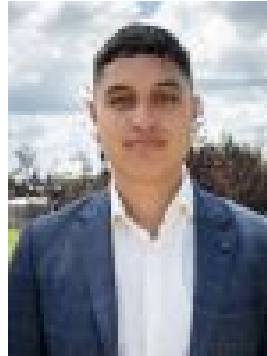
**Parkings: 2**

**Area: 549 m2**

**Type: House**



Theesan Pather



Pera TutuaNathan  
0487870228

## For Sale | Contact Agent

Theesan Pather on behalf of Urban Real Estate is proud to present Lot 6404 Abell Road Marsden Park. This sprawling 549m<sup>2</sup> home is the product of careful and diligent architectural design by SHAWOOD Homes, Japan's #1 Luxury Home Builder. If you don't know about SHAWOOD, They are a luxury home builder & market leader of Japan, Where the minimum standard of building quality greatly exceeds our local building code here in Australia. In Japan due to the geographical challenges including extreme weather events such as earthquakes and tsunamis, Houses must be constructed to withstand and handle such events without any compromise to structural integrity to the building. In order to achieve this the homes are structurally engineered and constructed with a degree of precision not typically afforded to regular home owners outside of Japan until now. SHAWOOD is now embracing the Australian market and has aligned with Urban Real Estate to bring their ultra high quality extreme weather resistant homes to Australia! Featuring a level of masterful ingenuity and precision never before seen in Sydney and materials and inclusions that greatly exceed anything ever offered in our market we are excited to show you the SHAWOOD difference first hand in their interactive display suite located in Marsden Park. We look forward to meeting with you, For more info and to organise a private inspection contact Theesan on 0422 580 577. \*Photos above are not lot specific rather an accurate representation of previously completed homes all of which have comparable inclusions and finish quality. Features:- High upstairs and downstairs (SHAWOOD standard)- Floor to ceiling void over living area (SHAWOOD standard)- Solid Core YKY door with Keyless Entry (SHAWOOD standard)- Fisher & Paykel Appliances (SHAWOOD standard)- Hydrophilic Nanoparticle Resistant Exterior (SHAWOOD standard)- 120mmx120mm Frame Throughout (SHAWOOD standard)- Four Zone Ducted AC Throughout (SHAWOOD standard)- LED Downlights throughout (SHAWOOD standard)- LeGrand PREMIUM switchgear throughout (SHAWOOD standard)- 40mm Ceaserstone benchtop with waterfall edge in Kitchens- Shark tooth fingerpull cabinetry in kitchens- Colourbond Roof with ventilation system - Floor to ceiling tiles in bathrooms. 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.