

**6 Mazus Street, Marsden Park, NSW 2765**

**House For Sale**

Saturday, 16 December 2023



6 Mazus Street, Marsden Park, NSW 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 362 m2**

**Type: House**



Ray Denkha  
1300587653

## Contact Agent

Prepare to start enjoying the good life in a brand-new home amid the family-friendly surrounds of Marsden Park's sought-after Newpark Estate. This unique architectural oasis has been superbly designed and built by NST Homes to provide a modern, spacious and very private haven that sits proudly on a large 363sqm land parcel in a quiet street that's surrounded by quality homes of a similar calibre. Every moment of your spare time can be your own here, where you can have blissful seclusion, a great space to entertain and a versatile floorplan suitable for all types of family make-ups. The residence is ideally positioned in a quiet street that's within easy access to local schools and shopping amenities at the Elara shopping village. Property highlights:- 40 squares of built area with multiple living, dining and entertaining areas- Fresh, bright and airy interiors feature a spacious open plan design- Easy level flow to a covered alfresco patio with integrated outdoor kitchen- A fully fenced grassed garden at the rear and landscaping at the front- Premium island kitchen with state-of-the-art appliances and full butler's pantry- Separate media room, formal lounge and upstairs rumpus with kitchenette- Upper-level master suite complete with a walk-in, luxury ensuite and balcony- A downstairs guest bedroom with built-in wardrobe and an adjoining bathroom- Ducted air-conditioning, video intercom and a double garage with internal entry Inclusions:- Double entry door with Pin code access- Hardwood Victoria Ash timber stairs- Mono-stringer staircase with thick glass balustrade - Large ceramic tiles downstairs, Laminate timber flooring Upstairs- Ducted multi-zone air conditioning- Colour video intercom and alarm system- Blinds, LED downlights, wardrobes and shelving- Instant gas hot water system- Garage floor finished with Epoxy and storage - Paved driveway, clothesline, fencing, mailbox- 60mm island stone benchtop in the kitchen- Soft close drawers and doors- Outdoor kitchen on patio with shade for privacy- Upstairs ceiling height 2.7 metres- Downstairs ceiling height 2.9 metres - Turf laid, landscaping done - ready to move in immediately Contact Ray on 0416 385 400 for all your enquiries

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.