



8 Westway Ave , MARSDEN PARK, NSW 2765

NORTH FACING 2 MASTERS + 3 LIVING AREAS

With its modern facade, architectural design and quality fixtures, this brand new lifestyle residence which is located at prime location in Elara Marsden Park. This double storey house is sitting on 375 Sqm land featuring five good size bedrooms includes two masters all with built-in robes plus a study/office, 3.5 bathrooms, sought after open plan living areas plus an upstairs rumpus, it provides everything the modern family needs. With the added bonus of a large alfresco area with bbq outdoor kitchen and ceiling fan, good size yard and double auto garage, it is the perfect family home.

The stunning kitchen includes a spacious pantry, stone bench-tops, 900mm oven, cooktop and range hood plus microwave and dishwasher, LED down-lights and feature pendant lighting over the island bench and dining area. Additional extras are ducted air conditioning, alarm system and it's fully landscaped including fencing and driveway.

The master bedrooms boasts a stunning ensuite bathroom, walk-in robe and glass fenced balcony with a lovely treed outlook towards mountains.

It's only a three minute walk to the bus stop, moments to Elara shopping centre Shopping Centre with Coles , specialty shops and cafes, schools and handy to business park which includes ikea, Costco and so many outlet stores .

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 39P0001

SALE DETAILS

SOLD BY RANBIR SANGHA

CONTACT DETAILS

Ranbir Sangha
0412 002 953

Additional features include:

- Combined living and dining area providing an effortless flow out to the alfresco/entertaining area
- Separate additional Living area
- Bamboo timber flooring throughout and glorious high ceilings framed by decadent mouldings and cornices
- Immaculate modern kitchen equipped with breakfast bar, abundance of storage options with soft close drawers & cupboards and stainless steel WESTINGHOUSE appliances including ceramic cooktop, rangehood, oven and dishwasher
- Fully tiled Bathrooms with quality Tapwares.
- Bright-filled laundry room with internal and external access
- Plantation shutters throughout
- Ducted air-conditioning and ceiling fans
- Elevated undercover entertaining area with downlights and ceiling fan overlooking the neatly manicured and low maintenance backyard
- Double car lock up garage with storage & internal access
- 6 kw solar panels
- Outdoor Blinds in alfresco
- Heated Spa with Gazebo
- Security Cameras

Location features: -

Education :

- Walking distance to Northbourne public School.
- Approx. 7-8 mins walk to the St Luke Catholic College.

Distance :

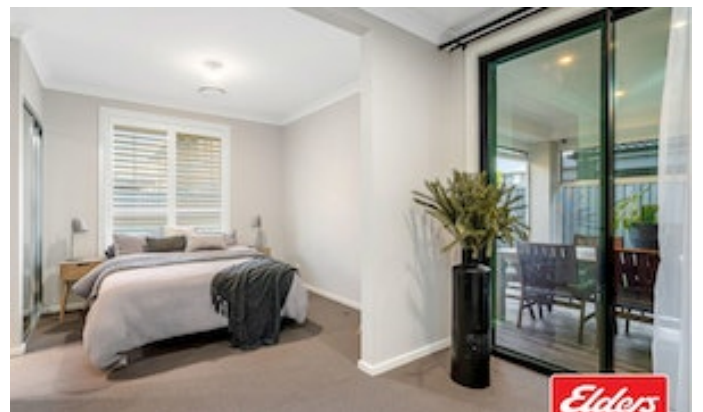
- Walking distance to Elara shops which has nice cafes to enjoy the food.
- Five minutes drive to Marsden Park Brewhouse.
- Approx. 9 -10 mins drive to Riverstone and Schofields Station.
- Approx. 5-7 mins drive to Marsden Park Business Hub (Ikea, Costco, Bunnings etc)

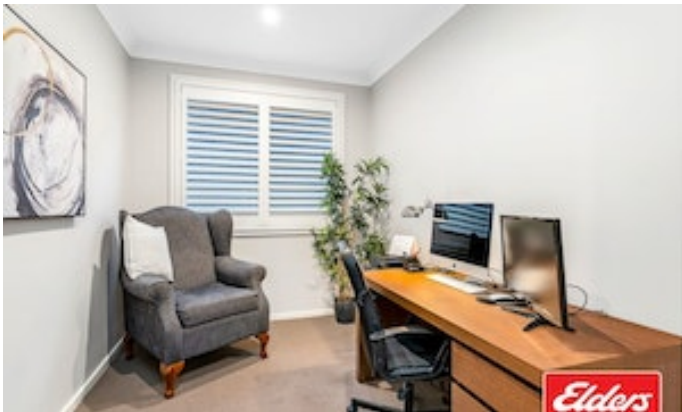
If this property seems perfect for your family or your investment portfolio, please reach out to Ranbir Sangha on 0412 002 953 and Tony Sudan 0430 089 071 Don't delay â## a home like this always sells fast!

Disclaimer: - Elders Real Estate Box Hill, its director, employees, and related entities believe that the information contained here is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended, or implied.

Other features: Close to Schools, Close to Shops, Close to Transport, Existing Fitout

- Land Area 375.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Double garage
- Ensuite









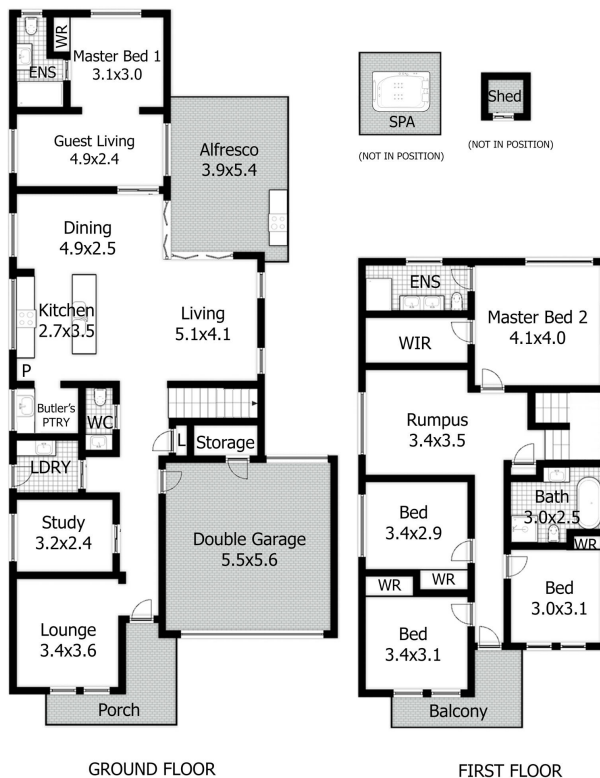
8 Westway Avenue, Marsden Park

5	3.5	2

SITE PLAN



FLOOR PLAN



DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.