



2E Cassinia Avenue, Marsden Park

## Fantastic 3 Bedroom Home - Walk to Shops!

Sara McCrimmon and the team at LJ Hooker Schofields is proud to present this quality home that blends modern style, practical design and comfort. Positioned within the sought-after and family-friendly community of Marsden Park, this beautiful home is cleverly designed to maximise space with the ease of low-maintenance living. Conveniently located close to schools, shopping and transport options.

### Features:

- Elegant formal living space upon entry
- Study nook, perfect for home office
- Open plan family/meals area flows to the alfresco
- Sleek kitchen with gas cooking, stone benchtops, large pantry
- Three bedrooms all fitted with built-in wardrobes
- Master bedroom is complete with private ensuite
- Two stylish bathrooms plus powder room downstairs
- Ducted air conditioning for year-round comfort
- Covered alfresco area with timber decking for entertaining

### Location Highlights:

- 300m approx to bus stop
- 650m approx to Elara Village Shopping Centre

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

3 2 2

**FOR RENT**  
\$770

### VIEW

Sat 31st Oct @ 3:00PM - 3:15PM

### AGENTS

Alex Thompson  
02 9157 4077

### AGENCY

LJ Hooker Schofields | Riverstone  
02 9157 4077



- 5.3 km approx to IKEA, Costco, Bunnings and other major retailers
- 5.8km approx to Riverstone Train Station

#### School Catchments:

- 500m approx to St Luke's Catholic College
- 1.1km approx to Northbourne Public School
- 1.6km approx to Melonba High School

#### How to Apply:

- You can apply via the REA advertisement
- We will need 1 application per adult
- Please provide proof of ID, payslips, bank statement and any other information you deem relevant

#### 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

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 5PZHXY           |
| Property Type | House            |
| Including     | Air Conditioning |
|               | Ducted Cooling   |
|               | Ducted Heating   |
|               | Balcony          |
|               | Dishwasher       |
|               | Built-in-Robes   |
|               | Fully Fenced     |
|               | Remote Garage    |
|               | Solar Panels     |
|               | Liveability      |

**Alex Thompson 02 9157 4077**

Digital Assistant

**LJ Hooker Schofields | Riverstone 02 9157 4077**

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