

62 Battams Road, Marden




Bespoke Living with Uncompromising Quality

Best Offer By the 5th of May at 12pm

Positioned in one of Marden's most sought after pockets, 62 Battams Road is a masterclass in architectural precision, delivering contemporary luxury across an expansive and thoughtfully designed two storey residence. Built in 2019 and set on approximately 400sqm of Torrens titled land, this sophisticated stone fronted home offers an impressive 320sqm of refined living, showcasing the highest level of finishes throughout.

From the moment you step inside, soaring ceilings and a sense of space set the tone for what lies ahead. The ground floor is anchored by an oversized master suite, complete with a walk-in robe and a luxurious ensuite, offering both privacy and convenience. Designed for modern living, the north facing open plan kitchen, living and dining area seamlessly connects to two outdoor entertaining zones via commercial grade stacker doors, flooding the home with natural light and creating an effortless indoor-outdoor lifestyle.

At the heart of the home, the designer kitchen is sure to impress, featuring stone benchtops, dual pyrolytic ovens, an induction cooktop,

4  2  2 

FOR SALE

Best Offer By 5th of May at 12pm

VIEW

Wed 22nd Apr @ 5:00PM - 5:30PM

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

breakfast bar, an integrated fridge and a fully equipped butler's pantry. The adjoining living area is warm and inviting, highlighted by a gas fireplace, while an additional theatre room provides the perfect space for movie nights or quiet relaxation.

Step outside to a large undercover entertaining area, complete with a built-in BBQ and gas cooktop-ideal for hosting family and friends year round.

Upstairs, three generously sized bedrooms, all with built-in robes, are serviced by a stylish main bathroom featuring a full size bathtub and separate toilet. A second light filled living area adds flexibility for growing families or those seeking additional space to unwind.

What you'll love;

- 320sqm of living
- Stone fronted
- 4 bedrooms with 3 living areas
- North facing open plan kitchen / living and dining
- Dual pyrolytic ovens and integrated fridge
- Stone benchtops
- Soaring ceilings
- Light filled
- Electric blinds
- Gas fireplace
- Electric sliding gate
- In-built surround sound speakers
- Alarm
- Ducted vacuum system
- Camera
- Insinkerator

Combining style, space and functionality in a blue chip location, this exceptional home presents a rare opportunity and is sure to attract strong interest. This is one you won't want to miss.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	WSTFDG
Property Type	House
House Size	320 m2
Land Area	404 m2
Including	Ensuite
	Toilets (3)
	Built-in-Robes

Julian Rullo 0407846417

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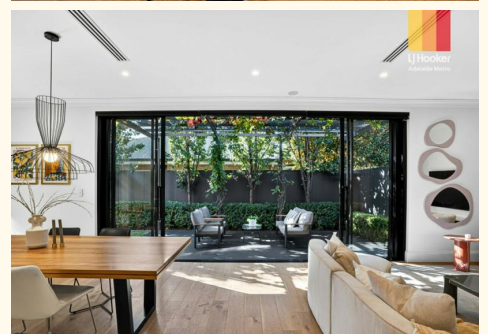
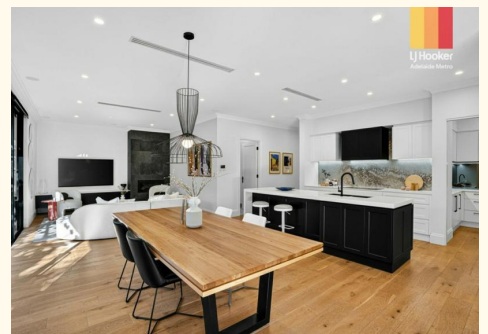
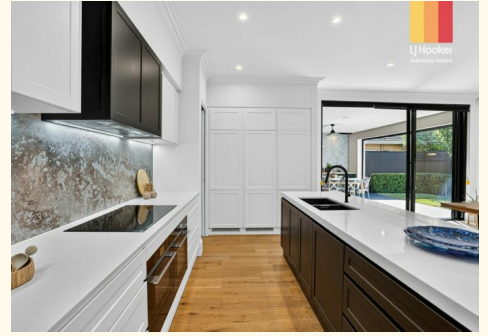
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Lower Level Living: 146.85m²
 Upper Level Living: 94.68m²
 Double Garage: 47.53m²
 Outdoor Ent: 28.36m²
 Porch: 3.14m²
Total: 320.56m²



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Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.