




2E Cassinia Avenue, Marsden Park

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## **SOLD OFF MARKET BY KAV PRASAD - CALL 0423 046 793**

SOLD OFF MARKET IN 1 SHOWING TO A BUYER FROM MY DATABASE: CONTACT KAV PRASAD ON 0423 046 793. BEST DATABASE OF BUYERS IN MARSDEN PARK

Kav Prasad from 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

**FOR SALE**  
SOLD OFF MARKET BY KAV PRASAD

### AGENTS

Kav Prasad  
0423 046 793  
kav.prasad@ljhooker.com.au

### AGENCY

LJ Hooker Schofields | Riverstone  
02 9157 4077

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.

 **LJ Hooker**

**Location Highlights:**

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

Contact Kav Prasad on 0423 046 793 today to arrange your inspection.

- \*

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**MORE DETAILS**

Property ID	482HXY
Property Type	DuplexSemi-detached
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Balcony Dishwasher Built-in-Robes Fully Fenced Remote Garage Solar Panels Liveability

**Kav Prasad 0423 046 793**  
Sales Executive | kav.prasad@ljhooker.com.au

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