



117 Abell Road, Marsden Park

CONTACT KAV PRASAD ON 0423 046 793. BEST DATABASE OF BUYERS IN MARSDEN PARK & MELONBA

Kav Prasad from LJ Hooker Schofields proudly presents this beautifully designed Rawson Homes residence, offering a perfect blend of modern style, space and everyday convenience. Thoughtfully crafted for family living, the home showcases multiple living areas and seamless flow, creating an ideal setting for entertaining and relaxed outdoor living. Stylishly refreshed interiors enhanced by modern designer lighting, creating a warm and inviting atmosphere throughout. Positioned within easy walking distance to local shops, schools and parks, this impressive home delivers a lifestyle of comfort, flexibility and unmatched convenience for growing families

Property Features:

- Open plan living and dining zones seamless open to alfresco area
- Striking kitchen boasts abundance of cupboards, island bench, gas cooktop
- Upstairs rumpus area provides flexible living options for the family
- Four bedrooms all fitted with built-in wardrobes

4 2 2

FOR SALE
SOLD 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

- Master bedroom complete with ensuite featuring double vanity
- Two stylish bathrooms, main with separate shower and bath
- Additional powder room downstairs for added convenience
- Dual zoned ducted air conditioning for year-round comfort
- Upstairs features premium timber flooring in a sophisticated herringbone pattern, adding a touch of elegance and luxury
- Covered alfresco overlooks easy-care lawns for entertaining or relaxation
- Double automatic garage with internal entry and separate controlled doors

Location Highlights:
- 120m approx to bus stop
- 800m approx to Elara Shopping Village
- 700m approx to Elara Sporting Fields
- 6km approx to Costco, IKEA, Aldi, Bunnings, and more shops
- 6.5km approx to Riverstone Train Station

Schools & Education:
- 500m approx to St Luke's Catholic College
- 1.5km approx to Northbourne Public School
- 1.7km approx to Melonba High School
- 5.6km approx to Marsden Park Anglican College

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

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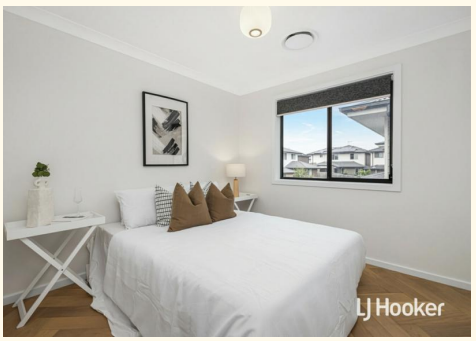
MORE DETAILS

Property ID	505HXY
Property Type	House
Land Area	250.1 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Built-in-Robes











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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. **Floor plan by : Sync Studios Pty Ltd**

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