



13 Albatross Avenue, Marsden Park

## SOLD BY KAV PRASAD - MARSDEN PARK & MELONBA SPECIALIST!

Discover a home where stylish living meets everyday practicality on a generous 481sqm block. Thoughtfully designed for families and entertainers alike, this four bedroom, two bathroom residence offers seamless indoor-outdoor flow, premium finishes, and a beautiful alfresco area complete with a fully equipped outdoor kitchen. From the custom eco-deck to the high-end Miele appliances, every detail reflects comfort and quality.

- **Exceptional Outdoor Living:** A custom built 50sqm eco-deck designed for year round enjoyment. Complete with roller blinds for weather protection, a built-in BBQ, mini-fridges, and a fire pit, this space is purpose-built for hosting or unwinding in comfort.
- **Quality Finishes:** A spacious open plan living and dining area centred around a waterfall-edge stone benchtop and glass splashback. Finished with plantation shutters throughout, and floor-to-ceiling tiling in each bathroom for a luxurious touch. A downstairs powder room also adds everyday convenience.
- **Smart Comfort and Storage:** Ducted air conditioning ensures year round comfort, while motion-sensor lighting and built-in wardrobes in all bedrooms offer practical living.

4 2 2

**FOR SALE**  
SOLD BY KAV PRASAD

### AGENTS

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

### AGENCY

LJ Hooker Schofields  
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.



- **Luxurious Master Suite:** The spacious master bedroom includes a walk-in wardrobe and private ensuite with dual vanities and premium finishes.
- **High-End Appliances:** A complete suite of premium Miele appliances is included: steamer-microwave, dual dishwashers, washing machine, dryer, and chest freezer.

From smart storage to premium finishes, every detail has been carefully considered to elevate everyday living with comfort, functionality, and style.

**Location:**

- Approx. 750m to Abell Park
- Approx. 1km to Elara Shopping Centre
- Approx. 650m to St. Lukes Catholic College
- Approx. 1.9km to Melonba High School
- Approx. 2km to Northbourne Public School
- Approx. 4.1km to IKEA and Costco

This four bedroom home offers the perfect blend of luxury and practicality for modern family living. Call Kav Prasad from LJ Hooker Schofields on 0423 046 793 today for more information or to arrange an inspection.

- \*

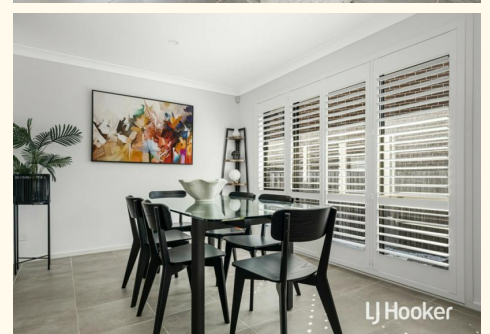
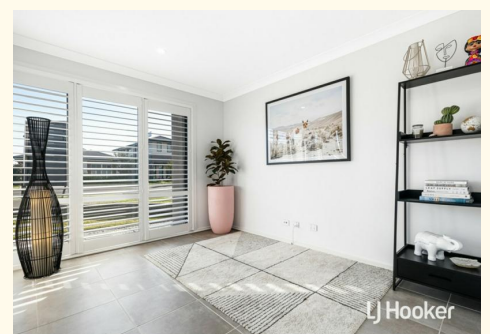
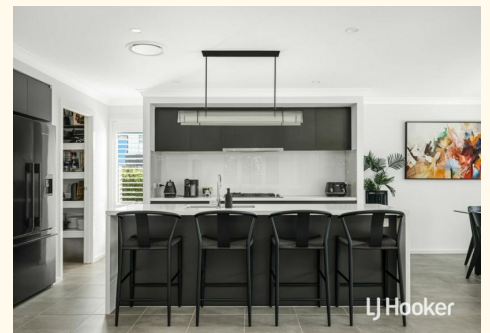
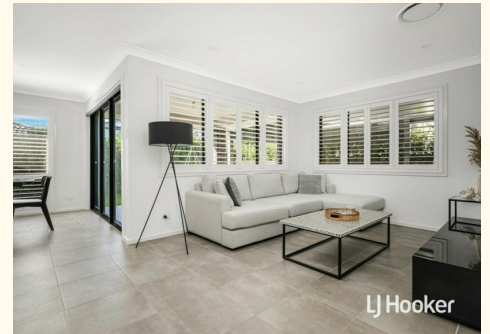
**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Schofields does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and inquiries. All images are indicative of the property only.

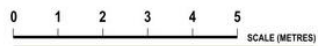
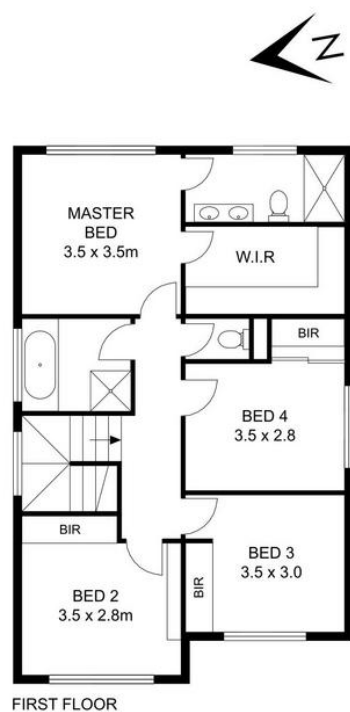
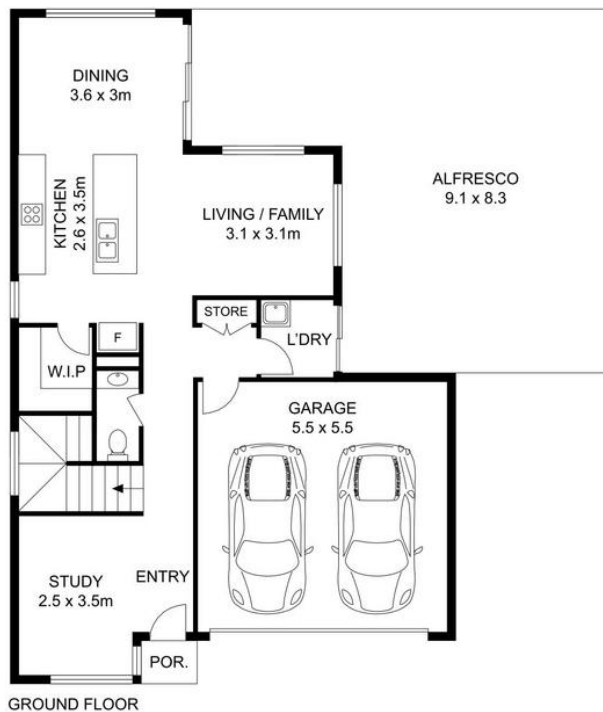
**MORE DETAILS**

Property ID	3SRHXY
Property Type	House
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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

**LJ Hooker Schofields 02 9157 4077**  
Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762  
schofields.ljhooker.com.au | schofields@ljhooker.com.au





## 13 Albatross Avenue, Marsden Park

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



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.

