





13 Witchingham Street, Marsden Park

Exceptional Family home | SHORT WALK TO Northbourne Public School

Kav Prasad from LJ Hooker Schofields | Riverstone is proud to present this beautifully maintained double-storey home in the growing community of Marsden Park. Built in 2021, this thoughtfully designed residence combines practicality with stylish finishes, offering a modern lifestyle in an emerging location.

Features:

- Built in 2021
- Double-storey home offering spacious living across two levels
- Four well-sized bedrooms, three with built-in wardrobes
- Master bedroom featuring a walk-in wardrobe and ensuite
- Great-sized lounge and dining area overlooking entertainment area and backyard
- Kitchen with island stone bench-top, gas cooking, dishwasher, walk-in pantry, and plenty of storage
- Ducted air conditioning throughout
- Main bathroom upstairs with bath
- Automated single garage with internal access
- Low-maintenance backyard with entertainment area

5 2 1

FOR SALE
JUST LISTED! Comfortable Family Home

VIEW
By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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- Land size: Approx. 356sqm

Location Highlights:
- Approx. 600m to Donnelly Street Park
- Approx. 1.3km to Barrallier Drive Park
- Approx. 1.5km to Elara Shopping Centre
- Approx. 2.1km to Lake Melonba
- Approx. 5.9km to Marsden Park Business Park
- Approx. 7.8km to Schofields Station & Schofields Village

Schools & Education:
- Approx. 500m to Northbourne Public School
- Approx. 1.8km to St. Luke's Catholic College
- Approx. 2.4km to Melonba High School

This fantastic property at 13 Witchingham Street offers a great opportunity to secure a stylish, low-maintenance home in one of Marsden Park's most exciting new communities. Contact Kav Prasad on 0423 046 793 today to arrange your inspection.

- **

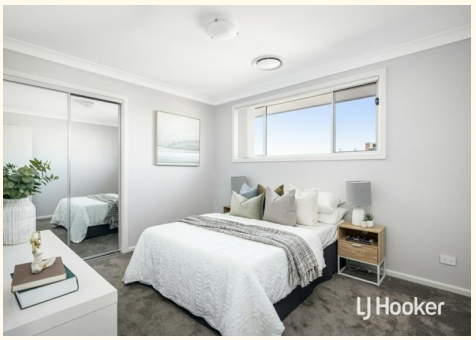
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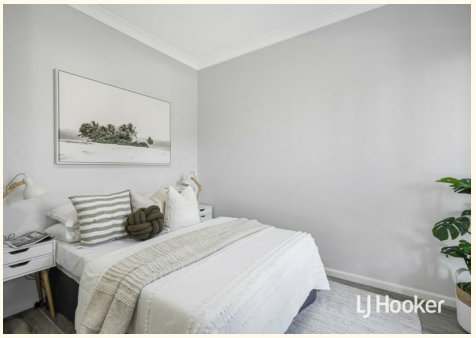
MORE DETAILS

Property ID	5T7HXY
Property Type	House
Land Area	356 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Floorboards 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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