

176 Parkway Drive, 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 family residence that perfectly balances space, style and functionality. Offering multiple living zones, quality finishes and an impressive outdoor entertaining area, this home is thoughtfully crafted for growing families who value both comfort and convenience.

Step inside to discover expansive open plan family and dining areas that flow seamlessly together, a beautiful kitchen at the heart of the home, a dedicated study nook upon entry creating the perfect work-from-home setup, plus the additional upstairs sitting area provides flexibility for a children's retreat or second lounge.

Features Include:

- Open plan family and dining zones plus adjoining media/theatre room
- Gorgeous kitchen with walk-in pantry, island bench and gas cooking

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

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Interested parties must rely solely on their own enquiries.

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- Study nook upon entry and upstairs sitting area provide flexibility
- Four well-scaled bedrooms all fitted with built-in wardrobes
- Master retreat complete with walk-in robe and private ensuite
- Two stylish bathrooms, main with separate shower and bathtub
- Additional powder room downstairs for convenience
- Ducted air conditioning and ceiling fans for year-round comfort
- Abundance of storage throughout
- Stunning covered pergola boasting outdoor kitchen, blinds and ceiling fan for all-weather alfresco dining
- Manicured, low-maintenance rear grassed area and gardens
- Double automatic garage with internal access, large garden shed for storage

Location Highlights:
- 450m approx to bus stop
- 1.5km approx to Elara Shopping Village
- 1.2km approx to Elara sporting fields and playground
- 6.1km approx to IKEA, Costco, Bunnings and other major retailers
- 6.6km approx to Riverstone Train Station

Schools & Education:
- 1km approx to Northbourne Public School
- 1.8km approx to St Luke's Catholic College
- 2.2km approx to Melonba High School
- 5.7km approx to Marsden Park Anglican College

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

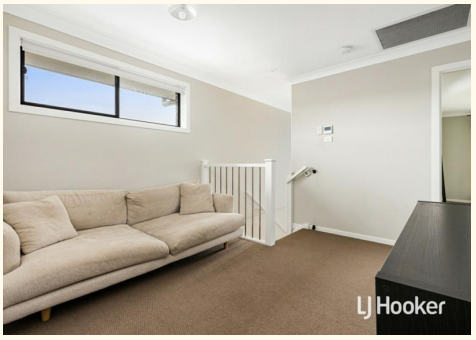
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MORE DETAILS

Property ID	4WUHXY
Property Type	House
Land Area	300 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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