

24 Latrobe Street (Melonba), Marsden Park




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

Auction Location: On-Site

Kav Prasad from LJ Hooker Schofields is proud to present this beautifully designed single-level residence, perfectly positioned in one of Melonba's most desirable streets. Offering multiple living zones, premium finishes, and a practical layout, this home is ideal for large or growing families. Enjoy a 350sqm block in a prime position in one of the areas premier streets. It sits near an eye pleasing reserve and just a short drive to Elara Shopping Centre, Childcare Centre, St. Lukes Catholic college, cafes and buses.

### Property Features:

- Grand formal lounge with 3.8m ceilings and wide entry
- Open-plan living and dining flowing to alfresco area
- Gourmet kitchen with walk-in pantry, Fisher & Paykel appliances, gas cooking, and window splashback
- Two master suites with walk-in robes and private ensuites

4  3  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.



- Two additional bedrooms with built-in wardrobes
- Modern main bathroom with freestanding bathtub and floor-to-ceiling tiles
- Fully fitted laundry with external access
- Double auto garage with epoxy flooring and internal entry
- High ceilings (2.7m), ducted air conditioning, alarm, intercom, and gas heating
- Landscaped front and rear yards with artificial turf —perfect for kids and pets

**Location Highlights:**

- Approx. 850m to Abell Park
- Approx. 1.6km to Barrallier Drive Park
- Approx. 1.7km to Lake Melonba
- Approx. 2km to Elara Shopping Centre
- Approx. 5km to Marsden Park Business Park
- Approx. 7.3km to Schofields Station & Schofields Village

**Schools & Education:**

- Approx. 1.3km to St. Luke's Catholic College
- Approx. 1.4km to Melonba Public School
- Approx. 1.6km to Melonba High School

This fantastic property at 24 Latrobe Street, Melonba offers an exceptional opportunity to secure a stylish, low-maintenance home in a growing and well-connected community. Contact Kav Prasad on 0423 046 793 today to arrange your inspection.

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**MORE DETAILS**

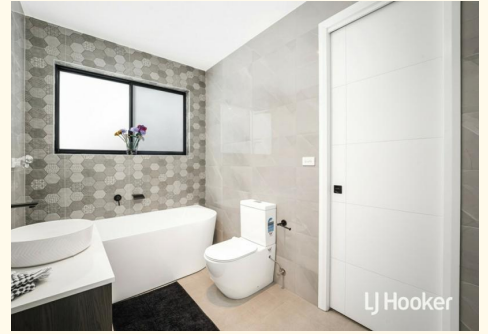
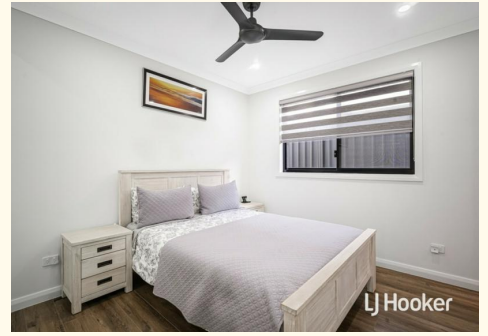
Property ID	48ZHXY
Property Type	House
Including	Toilets (3)

**Kav Prasad 0423 046 793**

Sales Executive | kav.prasad@ljhooker.com.au

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## 24 Latrobe Street, Melonba

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.



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