

29 Genoa Street (Melonba), Marsden Park

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

Kav Prasad from LJ Hooker Schofields is proud to present this exquisite Eden Brae residence delivering an inspiring blend of architectural sophistication and family functionality. Surrounded by other prestigious homes and enhanced by its refined Thorndon fae, it sets a new benchmark for luxury living. Nestled amid serene natural reserves and just moments from parks, quality schools, and everyday conveniences, this home offers the ultimate balance of tranquillity and accessibility. Thoughtfully crafted with meticulous attention to detail, it boasts an exceptionally long list of premium features and inclusions, each space evoking comfort, elegance, and enduring style, perfect for families who love to entertain and unwind in equal measure.

Features:

- Showpiece kitchen with a 40mm natural stone island, walk-in pantry and premium integrated appliances
- Expansive open-concept living and dining areas, crafted for effortless entertaining on any scale

5 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

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

- A selection of refined living spaces, including a media room, elegant formal lounge and generous upstairs retreat
- Five well-scaled bedrooms all fitted with large built-in wardrobes for maximum storage
- Master retreat boasting private ensuite and spacious walk-in wardrobe
- Coveted ground floor bedroom and adjoining bathroom for guests or extended family
- Three luxuriously appointed bathrooms showcase designer fittings, full tiling, stone accents and ambient lighting
- Main bathroom is complete with sumptuous free-standing bathtub
- All-weather alfresco area with fully equipped outdoor kitchen, and built-in BBQ, composite decking with built-in lighting for ultimate entertaining
- Perfectly manicured lawns and a stunning Zen garden with pond and fountain create a truly calming retreat.
- Impressive architectural stonework, soaring high ceilings and oversized windows elevate the home's grandeur throughout
- Ducted air conditioning featuring three zones and ceiling fans for year round comfort
- 10kW inverter solar system with 23 panels for enhanced energy efficiency
- Pet-friendly alarm system, pin door entry and outdoor security cameras provide added peace of mind
- Double garage with internal access boasts three-layer flecked Epoxy flooring

Location Highlights:

- 400m approx to Abell Park
- 450m approx to bus stop
- 2.3km approx to Elara Village Shopping Centre
- 5.9km approx to IKEA, Costco, Bunnings and other major retailers

Schools & Education:

- 950m approx to Melonba Public School
- 1km approx to Melonba High School
- 1.3km approx to St Luke's Catholic College
- 5.5km approx to Marsden Park Anglican College

With a list of luxury features too extensive to detail, this home simply must be experienced in person. Join us at the open homes and prepare to be truly captivated. Contact Kav Prasad on 0423 046 793 today to arrange your 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

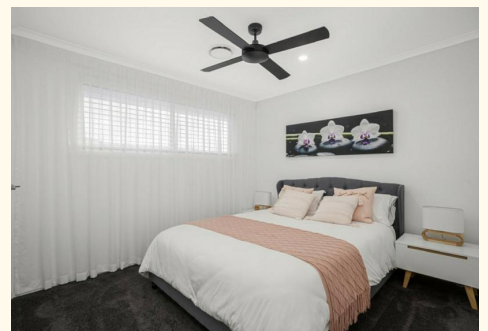
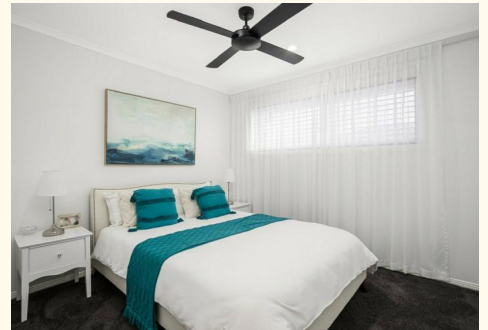
Property ID 4JXHY
Property Type House
House Size 35 m2
Land Area 350 m2
Including Air Conditioning
Toilets (3)
Alarm
Balcony
Dishwasher
Built-in-Robes
Solar Panels

Kav Prasad 0423 046 793

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

LJ Hooker Schofields | Riverstone 02 9157 4077

Shop 35, 111 Railway Terrace, SCHOFIELDS NSW 2762
schofields.ljhooker.com.au | schofields@ljhooker.com.au





29 Genoa Street, (Melonba) 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.



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.

