

41 Hazelwood Avenue, Marsden Park

Contemporary Parkside Living in The Grange Estate —Walk to Sydney Business Park

Kav Prasad from LJ Hooker Schofields is proud to present this beautifully appointed family residence, ideally located in the sought-after Grange Estate of Marsden Park. Positioned directly opposite The Grange Park, this home offers a blend of contemporary design, comfortable family living and everyday convenience. With Sydney Business Park, The Marsden Brewhouse, local schools and shopping centres all within easy reach, the property presents an excellent opportunity for families and investors seeking a well-located home with a practical, low-maintenance lifestyle.

Features Include:

- Modern facade complemented by clean architectural lines and a neutral colour scheme
- Separate formal living area at the front of the home, featuring plush carpeting
- Open-plan family and dining area with tiled flooring and sliding door access to the outdoor patio
- Well-appointed kitchen featuring 40mm benchtops, gas cooktop, oven, dishwasher, ducted rangehood and built-in pantry

4 2 2

FOR SALE
JUST LISTED!

VIEW
By Appointment

AGENTS

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AGENCY

LJ Hooker Schofields | Riverstone
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Spacious master bedroom featuring a walk-in wardrobe, private balcony overlooking the park and ensuite
- Ensuite appointed with floor-to-ceiling tiles, vanity, shower with niche and toilet
- Three additional bedrooms, each equipped with built-in wardrobes
- Main bathroom featuring floor-to-ceiling tiles, freestanding bathtub, separate shower, vanity and toilet
- Outdoor tiled patio overlooking a low-maintenance backyard
- Ducted air conditioning and LED downlights
- Convenient downstairs powder room
- Linen cupboard and under-stairs storage
- Internal laundry with direct yard access
- Automatic double garage with internal access and access to the rear yard

Location Highlights:

- Directly opposite The Grange Park
- Approx. 500m to The Marsden Brewhouse
- Approx. 1km to Sydney Business Park, home to Bunnings, IKEA, Costco, Aldi, McDonald's, HomeCo Shopping Mall and more
- Approx. 2.2km to Greenway Village Shopping Centre
- Approx. 4km to Elara Village Shopping Centre
- Approx. 4km to Schofields Train Station
- Approx. 4.4km to Nirimba Fields Public School
- Approx. 4.4km to Marsden Park Anglican College
- Approx. 4.5km to St Luke's Catholic College
- Approx. 4.6km to William Dean Public School
- Approx. 5.6km to Melonba High School
- Approx. 7.2km to Tallawong Metro Station
- Approx. 7.6km to Wyndham College
- Approx. 3.1km to the M7

Combining contemporary interiors, functional living spaces and a convenient park-side position, this residence offers an appealing lifestyle opportunity in Marsden Park. Enquire today to arrange your inspection.

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

DISCLAIMER:

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MORE DETAILS

Property ID	5RQHXY
Property Type	House
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Balcony
	Built-in-Robes

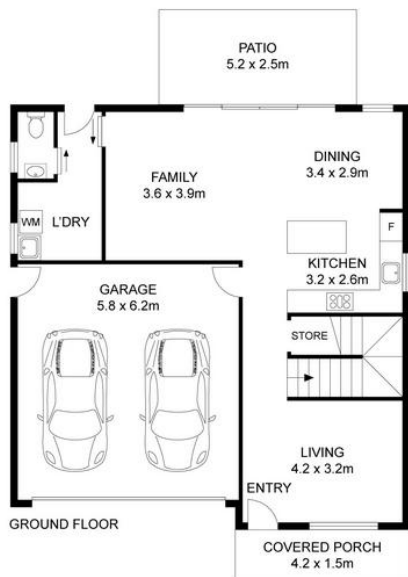
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SCALE (METRES)

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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

