

## Marsden Park, 44 Patridge Street

Contemporary Family Living in a Growing Marsden Park Community

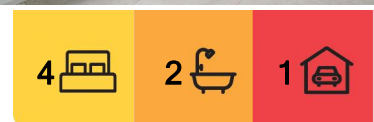
Kav Prasad & Sanjeev Kumar from LJ Hooker Schofields are proud to present this beautifully maintained single-level home in the growing community of Marsden Park. Built in 2019, this thoughtfully designed residence combines practicality with stylish finishes, offering a modern lifestyle in an emerging location.

### Features:

- Built in 2019
- Four well-sized bedrooms, three with built-in wardrobes
- Master bedroom featuring a ceiling fan, walk-in wardrobe, and ensuite
- Separate media room with ceiling fan, ideal for movie nights or a quiet retreat
- Tiled flooring throughout the living areas for easy upkeep
- Timber floors in all bedrooms for added warmth and comfort
- Luxurious main bathroom with separate bath and shower



**Disclaimer:** 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.



**For Sale**  
Just Listed!

**View**  
Sat 7th Jun @ 11:45AM - 12:15PM

**Contact**  
**Kav Prasad**  
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kav.prasad@ljhooker.com.au  
**Sanjeev Kumar**  
0433 289 620  
sanjeev.kumar@ljhooker.com.au

**LJ Hooker Schofields**  
**02 9157 4077**

- Open-plan living area designed for seamless flow and everyday comfort
- Modern kitchen with dishwasher, built-in microwave, walk-in pantry, and breakfast island
- Fridge space with plumbing provision for filtered water
- Internal laundry with functional layout
- Security alarm system for added peace of mind
- Single automatic lock-up garage

Location Highlights:

- Approx. 550m to Abell Park
- Approx. 1.2km to Elara Shopping Centre
- Approx. 1.6km to Barrallier Drive Park
- Approx. 2.2km to Lake Melonba
- Approx. 5.0km to Marsden Park Business Park
- Approx. 6.6km to Schofields Station & Schofields Village

Schools & Education:

- Approx. 1.8km to Northbourne Public School
- Approx. 1.8km to St. Luke's Catholic College
- Approx. 1.9km to Melonba High School

This fantastic property at 44 Patridge 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 About this Property

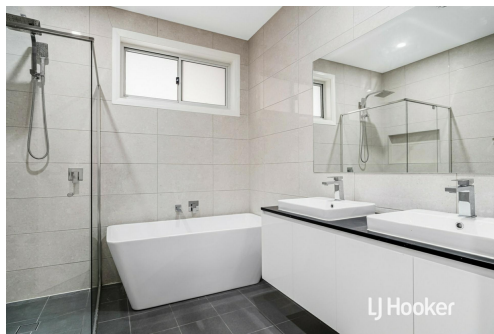
Property ID	3WXHXY
Property Type	House
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Fully Fenced Liveability

**Kav Prasad 0423 046 793**  
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**Sanjeev Kumar 0433 289 620**  
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