



LJ Hooker



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44 Patridge Street, Marsden Park

SOLD BY KAV PRASAD - MARSDEN PARK & MELONBA SPECIALIST!

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
- Open-plan living area designed for seamless flow and everyday comfort
- Modern kitchen with dishwasher, built-in microwave, walk-in

4 2 1

FOR SALE
CONTACT AGENT

AGENTS

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AGENCY

LJ Hooker Schofields
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.



- 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 DETAILS

Property ID	3WXHXY
Property Type	House
Land Area	280 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Fully Fenced Liveability

Kav Prasad 0423 046 793

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

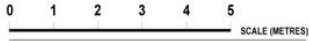
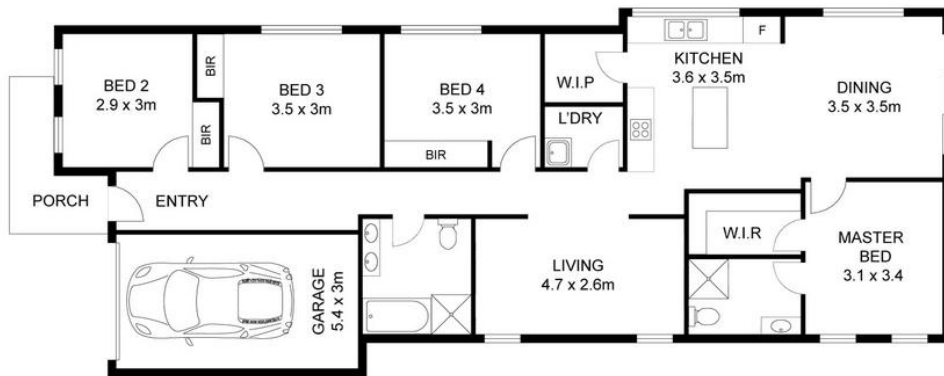
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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. Floor plan by: Sync Studios Pty Ltd

