






5 Patridge Street, Marsden Park

## Designed to Impress, Built for Family Life

Kav Prasad from LJ Hooker Schofields is proud to present this beautifully appointed five-bedroom family residence, offering the perfect balance of contemporary style, generous living spaces, and everyday convenience in the heart of the vibrant and thriving Marsden Park. Built in 2020 and thoughtfully designed for modern family living, this impressive home showcases quality finishes, multiple living zones, and a versatile floorplan that effortlessly caters to growing families, professionals, and savvy buyers alike. Positioned within moments of leading schools, shopping precincts, parks, and transport links, this is an outstanding opportunity to secure a lifestyle of comfort, practicality, and convenience in one of Western Sydney's most sought-after family-friendly communities.

### Features Include:

- Inter-connecting open plan living and dining zones both flow to the alfresco
- Sleek kitchen with large walk-in pantry, stone benchtops, gas cooking
- Dedicated media/home theatre room, ideal for movie nights at home
- Additional rumpus area upstairs provides exceptional versatility

6  3  1 

### FOR SALE

JUST LISTED! Comfortable Family Residence

### VIEW

By Appointment

### 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.



- Five well-scaled bedrooms all fitted with built-in/walk-in wardrobes
- Spacious master bedroom complete with private ensuite and large walk-in robe
- Ground floor bedroom with ensuite perfect for guests or extended family
- Three stylish bathrooms, main with separate shower and bath tub
- Ducted air conditioning for year-round comfort
- Covered rear patio, perfect for alfresco dining, entertaining or relaxation
- Beautifully manicured gardens to the front and rear with easy-care lawn
- Solar panels provide enhanced energy efficiency
- Single automatic garage with internal entry

#### Location Highlights:

- 150m approx to bus stop
- 180m approx to Abell Park
- 1.5km approx to Elara Shopping Village
- 1.8km approx to Elara Sporting Fields
- 5.4km approx to Costco, IKEA, Aldi, Bunnings, and more shops
- 5.7km approx to Riverstone Train Station
- 7.1km approx to Schofields Train Station

#### Schools & Education:

- 850m approx to St Luke's Catholic College
- 1.2km approx to Melonba High School
- 2km approx to Northbourne Public School
- 4.8km approx to Marsden Park Anglican College

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

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#### MORE DETAILS

Property ID	590HXY
Property Type	House
Land Area	311 m2
Including	Air Conditioning Toilets (3) Built-in-Robes

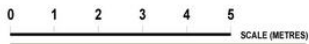
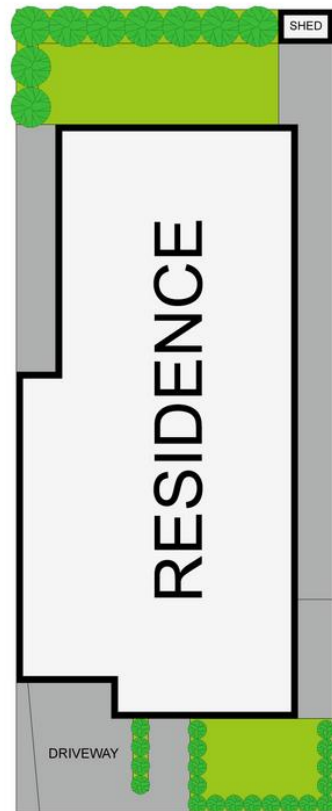
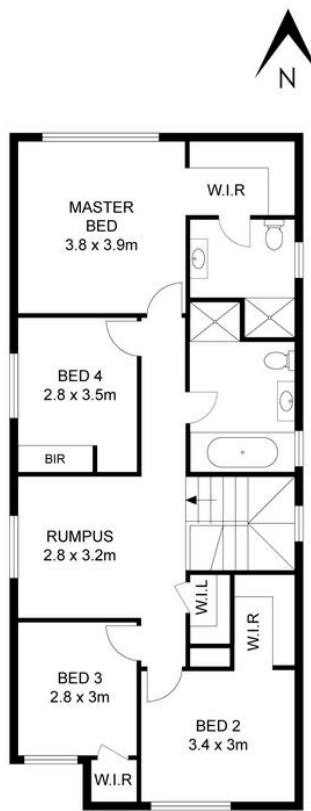
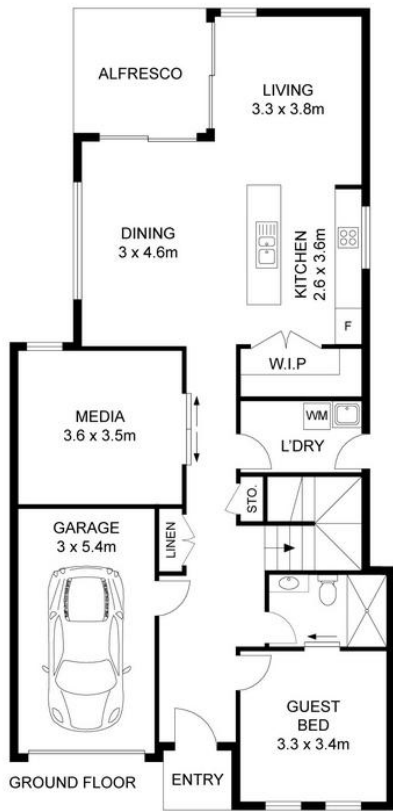
#### Kav Prasad 0423 046 793

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#### LJ Hooker Schofields | Riverstone 02 9157 4077

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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



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