



51 Salix Crescent, Marsden Park

Effortless Living in a Thriving Family Community

Auction Location: On-Site

SOLD AT AUCTION BY KAV PRASAD, MARSDEN PARK & MELONBA SPECIALIST!

Kav Prasad and the team at LJ Hooker Schofields are proud to present this modern family home designed with comfort, style, and everyday convenience in mind. Revealing the perfect blend of stylish finishes, modern comforts and quality upgrades, perfect for an effortless, low-maintenance lifestyle. Boasting a location that keeps you connected to schools, shops and parklands all in a vibrant, family-friendly community.

Features Include:

- Sleek kitchen with butlers pantry, gas cooktop, island bench, quality appliances
- Open plan living/dining zones flow effortlessly to the outdoor alfresco
- Four bedrooms all fitted with wardrobes
- Master bedroom features ensuite and walk-in robe
- Two stylish bathrooms boast floor to ceiling tiles, main with

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FOR SALE

SOLD AT AUCTION 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**

- separate shower and bath
- Ducted air conditioning through for year-round comfort
- High ceilings and downlights enhance space and natural light
- 13kW solar panels delivering energy efficiency
- Covered alfresco area complemented by low-maintenance lawns
- Single automatic garage with internal entry

Location Highlights:

- 900m approx to bus stop
- 1km approx to Elara Village Shopping Centre
- 1km approx to Livvi's Place Elara Playground
- 1.5km approx to Elara Sporting Fields
- 4.1km approx to IKEA, Costco, Bunnings and other major retailers
- 4.7km approx to Riverstone Train Station

Schools & Education:

- 1.1km approx to St Luke's Catholic College
- 1.2km approx to Marsden Park Public School
- 2.8km approx to Melonba High School

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

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- ***DISCLAIMER:**** This advertisement contains information provided by third parties. While all care is taken to ensure accuracy, LJ Hooker Schofields does not make any representation regarding the information contained herein, nor accept any responsibility or liability. We recommend clients conduct their own investigations. All images are indicative of the property only.

MORE DETAILS

Property ID	4CRHXY
Property Type	House
Including	Ensuite Toilets (2)

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.



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