



74 Newington Glade, Marsden Park

**SOLD BY KAV PRASAD -
CONTACT ON 0423 046 793.
BEST DATABASE OF BUYERS
IN MARSDEN PARK**

Kav Prasad from LJ Hooker Schofields is delighted to present this beautifully cared for sanctuary designed exclusively for over-55s in the highly sought-after Aspire Stockland community. Showcasing a soft, neutral palette paired with modern finishes and thoughtful features, this residence radiates warmth, comfort and effortless living from the moment you step inside. Embracing a perfect balance of independence and resort-style living, this inviting home offers a secure, low-maintenance lifestyle within a vibrant community setting. Residents enjoy access to superb facilities including a heated swimming pool, community centre, gym and more.

Features:

- Open plan living and dining zones seamlessly flow to the alfresco
- Stylish kitchen with gas cooktop, stone benchtops, quality appliances, plentiful cupboards
- Two well-scaled bedrooms both fitted with built-in wardrobes
- Master bedroom with large ensuite, walk-in robe, air conditioning

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FOR SALE

NEW SUBURB RECORD, SOLD BY
KAV PRASAD!!!

AGENTS

Kav Prasad
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kav.prasad@ljhooker.com.au

AGENCY

LJ Hooker Schofields | Riverstone
02 9157 4077

All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



- and ceiling fan
- Two spacious bathrooms featuring stylish finishes and plentiful storage
- Split system air conditioning and ceiling fans provide year round comfort
- Thoughtfully designed with generous hallways and doorways for easy accessibility
- Large covered alfresco creates a perfect setting for entertaining or unwinding
- Low-maintenance rear lawn complemented by easy-care gardens
- Oversized single automatic garage with internal entry
- Solar panels for enhanced energy efficiency

Community Facilities:

- Fully equipped gymnasium and heated swimming pool
- Billiards room, library, and large indoor/outdoor entertaining areas
- Access to the exclusive Pavilion Clubhouse
- Regular community events and social activities
- Fully gated secure community

Location Highlights:

- 350m approx to Elara Shopping Village (Coles, cafes, medical facilities)
- 4.8km approx to IKEA, Costco, Bunnings and other major retailers
- 5.3km approx to Riverstone Train Station
- 6.6km approx to Schofields Train Station
- 7km approx to M7 Motorway

This beautiful home at 74 Newington Glade presents a rare opportunity to enjoy secure, independent living in a friendly, well-connected over 55's community. Contact Kav Prasad on 0423 046 793 today to arrange your private inspection.

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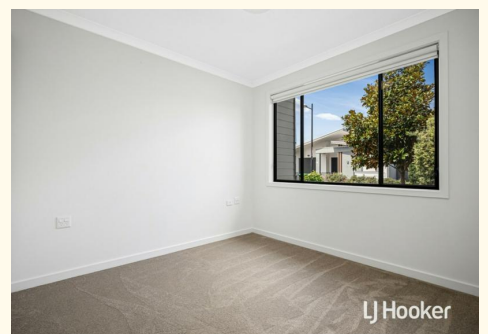
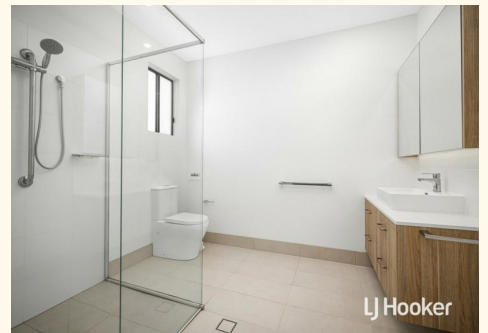
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MORE DETAILS

Property ID	4NUHXY
Property Type	House
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Solar Panels

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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



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