

Marsden Park, 8 Avens Court

SOLD AT AUCTION BY KAV PRASAD MARSDEN PARK & MELONBA SPECIALIST 0423 046 793 FOR DETAILS

Auction Location: On Site

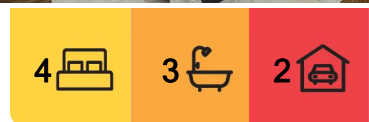
Kav Prasad & Sanjeev Kumar are proud to present stunning family home 8 Avens Court, Marsden Park. Prepare to be captivated by this exceptional property, boasting a striking interior, a great backyard, and an array of outstanding features that epitomise contemporary living.

Features include:

- Indulge your culinary desires in the gourmet kitchen, equipped with top-tier appliances, including an oven, gas cooktop, range hood, and a brand new dishwasher. The space also features a double sink and ample storage space for added convenience.
- Adjacent to the kitchen, the laundry/ butler's pantry, offering additional counter space, built-in storage, making it an ideal space for both laundry and meal prep.



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
SOLD AT AUCTION BY KAV PRASAD

View
ljhooker.com.au/3Q8HXY

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

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02 9157 4077

- Spacious open-plan living area and an upstairs rumpus area, perfect for the entire family to relax and unwind.
- Downstairs Bedroom and Bathroom, ideal for hosting friends and family
- Generously sized bedrooms, each adorned with built-in wardrobes, while the master suite boasts its own private ensuite for added luxury and comfort.
- The main bathroom showcases a spacious shower, sleek vanity, and a luxurious bathtub, all enhanced by floor-to-ceiling tiling for a sophisticated finish.
- Blinds installed throughout the home
- Great-sized, low-maintenance backyard featuring a stylish pergola, perfect for outdoor entertaining.
- Enjoy the convenience of a remote double garage with internal access, offering ample storage
- Ducted air conditioning with multiple zonings for comfort

Location Highlights:

- Approx. 950m to Elara Shopping Centre, with Cafes, Restaurants and Medical Centre
- Approx. 1km to Elara Dog Park
- Approx. 1.3km to Ohana Family Day Care
- Approx. 1.3km to Elara Sporting Fields
- Approx. 1.4km to Livvi's Place Elara
- Approx. 4.7km to Marsden Park Business Park (Bunnings, Ikea, Costco & more)
- Approx. 6.6km to Schofields Station and Village

School & Education

- 1.7km to Northbourne Public School
- 1,1km to St Lukes' Catholic College
- 2.6km to Melonba High School

This home is perfect for families as it is situated in an excellent pocket of Marsden Park with a great community! Contact Sanjeev on 0433 289 620 and book your inspection today. We look forward to meeting you at the next inspection!

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More About this Property

Property ID	3Q8HXY
Property Type	House
Land Area	250 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Balcony Dishwasher Floorboards Built-in-Robes Liveability

Kav Prasad 0423 046 793

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Sanjeev Kumar 0433 289 620

Director | Licensee | sanjeev.kumar@ljhooker.com.au

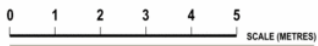
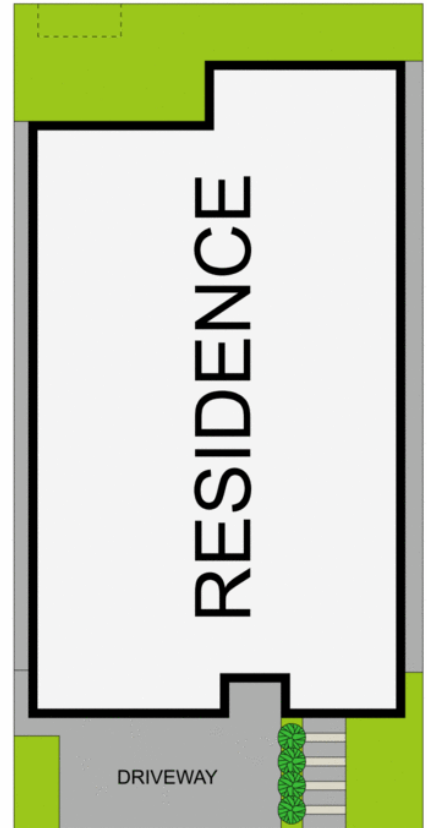
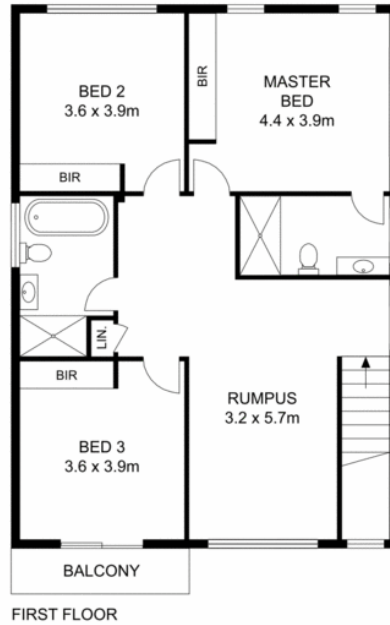
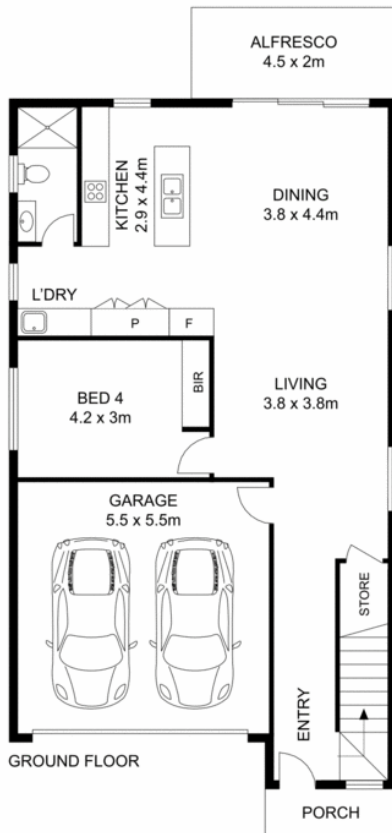
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8 Avens Court, Marsden Park

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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