



9 Loudon Parade, Marsden Park

Room to Grow, Space to Entertain, Location to Love

Braedy Milledge from LJ Hooker Schofields proudly presents this expansive and thoughtfully designed family residence, delivering a perfect blend of space, comfort and modern living. Showcasing multiple living zones including a dedicated home theatre and an additional upstairs rumpus, the home is tailored for growing families seeking flexibility and effortless entertaining. Positioned for ultimate convenience, this impressive home is within walking distance to Elara Shopping Village, bus transport and multiple quality schools, offering an exceptional lifestyle opportunity in a highly sought-after location.

Features:

- Open plan family and meals zones effortlessly open to the outdoor alfresco
- Gourmet kitchen boasts butlers pantry, large island bench, gas cooktop
- Dedicated home theatre room is perfect for family movie nights at home
- Additional rumpus area upstairs provides superb flexibility for living options
- Five well-scaled bedrooms, four fitted with built-in wardrobes
- Master bedroom complete with walk-in robe and fully appointed

5 🏠 3 🚗 2 🚘

FOR SALE

Just Listed

VIEW

By Appointment

AGENTS

Braedy Milledge
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braedy.milledge@ljhooker.com.au

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.



- ensuite
- Ground floor bedroom and ensuite perfect for guests/extended family or home office
- Three bathrooms, main and master ensuite both with separate shower and bathtubs
- Ducted air conditioning and ceiling fans for year-round comfort
- Abundance of storage throughout with three linen cupboards and under-stair store room
- Large covered alfresco area with timber decking for sublime entertainment or relaxing
- Well-sized, low-maintenance rear grassed lawn for children or pets
- Double automatic garage with internal access

Location Highlights:

- 230m approx to bus stop
- 550m approx to sporting fields/playground
- 950m approx to Elara Shopping Village
- 5.6km approx to Costco, IKEA, Aldi, Bunnings, and more shops
- 6.1km approx to Riverstone Train Station

Schools & Education:

- 1km approx to Northbourne Public School
- 1.1km approx to Melonba High School
- 1.1km approx to St Luke's Catholic College
- 5.1km approx to Marsden Park Anglican College

Contact Braedy Milledge on 0404 160 447 today to arrange an inspection.

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Disclaimer:

The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale.

MORE DETAILS

Property ID	4ZZHXY
Property Type	House
Land Area	420 m2
Including	Air Conditioning Toilets (3) Built-in-Robes

Braedy Milledge 0404 160 447

Partner | braedy.milledge@ljhooker.com.au

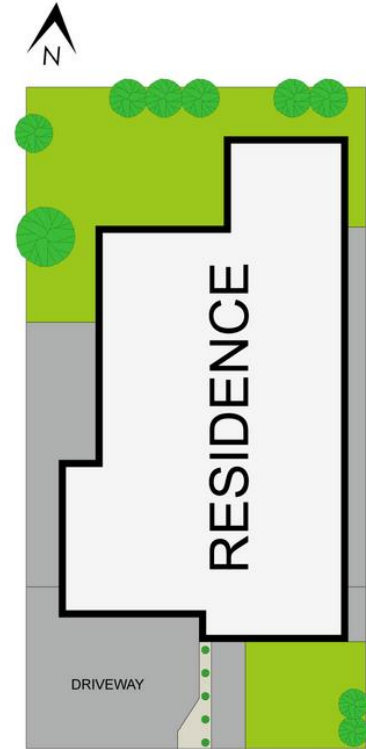
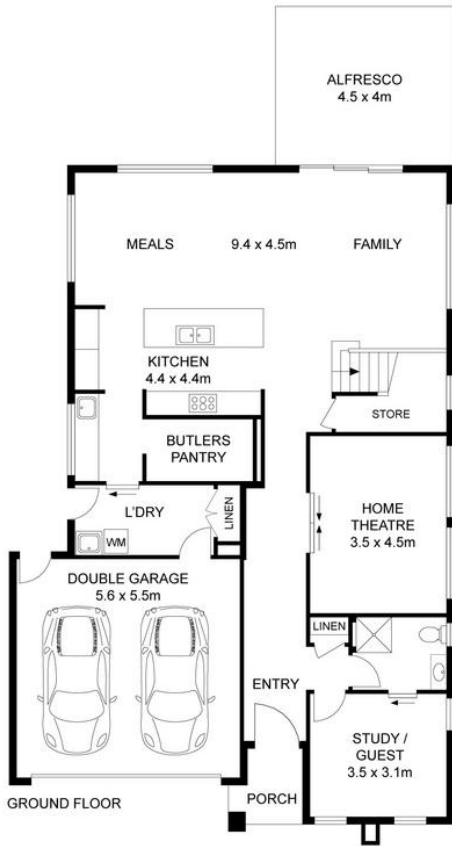
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SCALE (METRES)

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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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