

112 Elara Blvd, Marsden Park

SOLD IN THE FIRST OPEN HOME BY KAV PRASAD! 0423 046 793

Kav Prasad from LJ Hooker Schofields proudly presents this beautifully appointed home that delivers the perfect balance of modern style, everyday comfort and effortless living. Nestled in the heart of a vibrant, rapidly growing community, this residence enjoys a highly walkable lifestyle just moments from local schools, shops and sporting fields. Showcasing sleek finishes, thoughtfully designed spaces and seamless indoor—outdoor flow, this residence is an ideal choice for first home buyers, downsizers or savvy investors seeking quality and convenience in one impressive package.

Features Include:

- Stylish kitchen boasts gas cooking, stone benchtops and sleek finishes
- Open plan living and dining zone effortlessly flow to the alfresco area
- Versatile study/office nook or sitting area upon entry
- Two well-scaled bedrooms both fitted with built-in wardrobes
- Spacious bathroom featuring separate shower and bathtub
- Ground floor powder room for added convenience

2 1 1

FOR SALE
ANOTHER SOLD BY KAV PRASAD!

AGENTS

Kav Prasad
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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.



- Ducted air conditioning for year-round comfort
- Covered alfresco area perfect for entertaining or relaxation
- Private, low-maintenance backyard with rear access
- Single automatic garage via rear lane

Location Highlights:

- 190m approx to Elara playing fields
- 220m approx to Elara Village
- 4.8km approx to IKEA, Costco, Bunnings and other major retailers
- 5.3km approx to Riverstone Train Station
- 9.8km approx to Tallawong Metro Station

Schools & Education:

- 750m approx to Northbourne Public School
- 800m approx to St Luke's Catholic College
- 1.5km approx to Melonba High School
- 4.4km 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

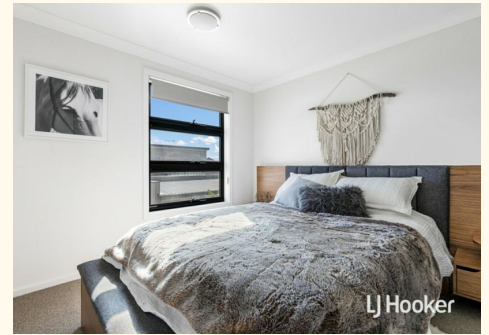
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Property Type	Townhouse
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes

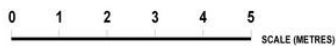
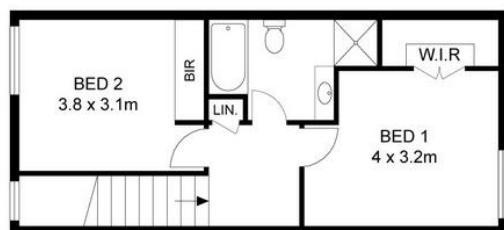
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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. **Floor plan by: Sync Studios Pty Ltd**

