



44 Ketley Circuit, Marsden Park

Smart Design and Modern Comfort in Thriving Community

Kav Prasad from LJ Hooker Schofields is proud to present this beautifully appointed residence, offering the perfect blend of contemporary style, comfort, and low-maintenance living. Thoughtfully designed to maximise space with light-filled interiors and quality finishes throughout, this impressive home provides an exceptional opportunity for families, first home buyers, or savvy investors alike. Positioned in a convenient and fast-growing pocket of Marsden Park, you'll enjoy effortless access to quality schools, shopping, transport, and everyday amenities, making this a home that delivers both lifestyle and long-term appeal.

Features Include:

- Open plan living and dining zones enjoying natural light
- Sleek kitchen boasts gas cooking, plentiful cupboards and bench space, quality appliances
- Four well-scaled bedrooms all fitted with built-in wardrobes
- Master bedroom is complete with walk-through robe to private ensuite
- Two stylish bathrooms, main with separate shower and bathtub
- Ground floor powder room for added convenience
- Covered patio ideal for alfresco dining or relaxing

4 2 1

FOR SALE
OPEN HOME CANCELLED

VIEW
By Appointment

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.



- Low-maintenance grassed areas to the front and rear with side access
- Single automatic garage with internal entry, additional driveway parking

Location Highlights:

- 450m approx to bus stop
- 1.5km approx to Elara Shopping Village
- 2km approx to Elara playing fields
- 3.6km approx to Costco, IKEA, Aldi, Bunnings, and more shops
- 4.1km approx to Riverstone Train Station
- 5.5km approx to Schofields Train Station

Schools & Education:

- 600m approx to Marsden Park Public School
- 1.5km approx to St Luke's Catholic College
- 3.1km approx to Melonba High School
- 3.1km 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

Property ID	5FJHXY
Property Type	Townhouse
Land Area	244 m2
Including	Ensuite
	Toilets (3)

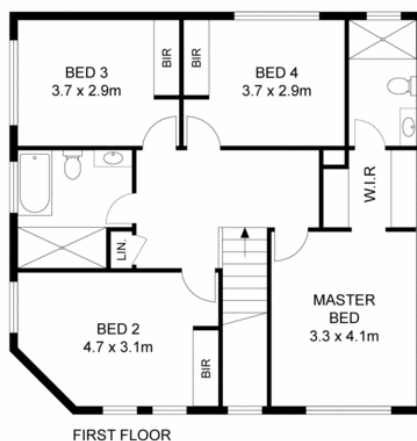
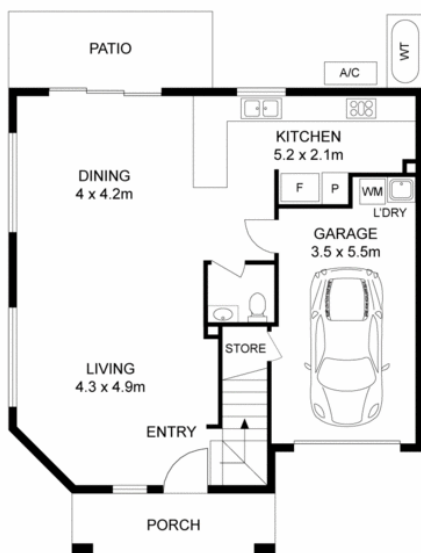
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SCALE (METRES)

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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

