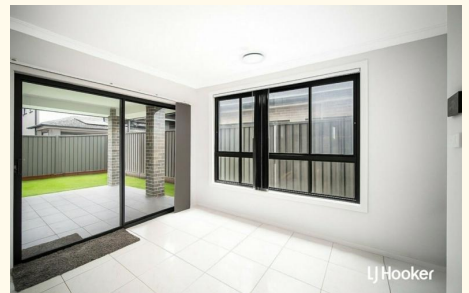


LJ Hooker



LJ Hooker



LJ Hooker

53 Georgina Crescent, Melonba




## **SOLD BY KAV PRASAD! BEST DATABASE OF BUYERS IN MARSDEN PARK & MELONBA**

Kav Prasad from LJ Hooker Schofields proudly presents this beautifully designed family residence, offering the perfect balance of space, style and everyday functionality. Positioned in the ever-popular Marsden Park precinct, the home enjoys close proximity to quality schools, shopping hubs, parklands and transport, delivering a lifestyle of convenience for the modern family.

Thoughtfully crafted for comfortable living and effortless entertaining, the home showcases expansive open-plan living and dining zones, a stunning central kitchen, and a versatile study nook upon entry. The additional upstairs sitting area further enhances flexibility, ideal as a children's retreat or second lounge.

Features Include:

- Open plan family and dining zones plus adjoining media/theatre room
- Gorgeous kitchen with walk-in pantry, island bench and gas cooking
- Study nook upon entry and upstairs sitting area for added flexibility

4  2  2 

**FOR SALE**  
SOLD BY KAV PRASAD!

### **AGENTS**

Kav Prasad  
0423 046 793  
kav.prasad@ljhooker.com.au

### **AGENCY**

LJ Hooker Schofields | Riverstone  
02 9157 4077

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Four well-scaled bedrooms, all fitted with built-in wardrobes
- Master retreat complete with walk-in robe and private ensuite
- Two stylish bathrooms, main with separate shower and bathtub
- Additional downstairs powder room for convenience
- Ducted air conditioning and ceiling fans for year-round comfort
- Abundance of storage throughout
- Stunning covered pergola with outdoor kitchen, blinds and ceiling fan for all-weather entertaining
- Manicured, low-maintenance rear grassed area and gardens
- Double automatic garage with internal access plus large garden shed

#### Location Highlights:

- 450m approx to bus stop
- 1.5km approx to Elara Shopping Village
- 1.2km approx to Elara sporting fields and playground
- 6.1km approx to IKEA, Costco, Bunnings and other major retailers
- 6.6km approx to Riverstone Train Station

#### Schools & Education:

- 1km approx to Northbourne Public School
- 1.8km approx to St Luke's Catholic College
- 2.2km approx to Melonba High School
- 5.7km approx to Marsden Park Anglican College

For further information or to arrange your inspection, contact Kav Prasad on 0423 046 793 today.

- \*\*\*

**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Schofields makes no representation as to the accuracy of the information contained herein and recommends interested parties make their own enquiries.

## MORE DETAILS

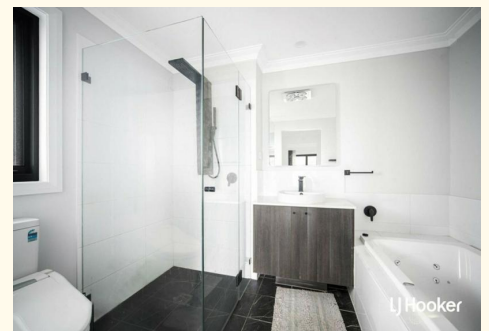
Property ID	4Y7HXY
Property Type	House
Land Area	250 m2

### Kav Prasad 0423 046 793

Sales Executive | kav.prasad@ljhooker.com.au

### LJ Hooker Schofields | Riverstone 02 9157 4077

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## 53 Georgina Crescent, Melonba

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.

