

**32 Herring Rd, Marsfield, NSW, 2122**



**Duplex Semi-detached For Sale**

Friday, 8 November 2024

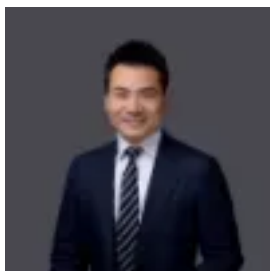
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**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: Duplex Semi-detached**



Andy Lin

0298697788

## Architecturally Designed Brand New Home With Premium School Catchments

Defined by soaring volumes and a grand sense of space you will love the ambience of this immaculate home. Designer lighting floats above rich oak floors and the expansive layout celebrates a spacious open plan feel! Delivering a sophisticated aesthetic fused with bespoke finishes and meticulous attention to detail. The stunning home reveals house-like proportions, an array of sublime living zones accented with graceful tall ceilings. The expansive layout allows for a seamless flow to the courtyard, creating a sense of connection with the outdoors.

Idyllically positioned on the high side of the street, just footsteps from Kent Road Public School and bus stop towards Macquarie Centre/Macquarie University, close to all the area's best amenities, moments to Metro trains, sought-after schools, Macquarie University and all the conveniences of Macquarie Centre major shops.

### Main Features:

- Architecturally designed
- Flexible and separate living spaces, awash with natural light
- Chefs' kitchen displays stone finishes, integrated Miele appliances and butlers' pantry
- Lavish main master retreat serviced by walk-in wardrobe and chick en-suite
- The upper floor is also home for further three bedrooms including another en-suite bedroom, all with deluxe built-in robes
- Ground-level bedroom with wardrobe offers ideal in-law and guest accommodation
- Total four ultra modern bathrooms boast with sensor LED mirror, gold strike marble look feature wall, in-wall toilets, frameless showers; one with a bathtub to indulge
- Choices of storage among both levels
- Covered alfresco with automatic blinds, outdoor kitchen including gas cooktop & sink, perfect for entertaining all year round
- Low maintenance, pet-friendly yard space
- Additional conveniences include 8 zoned ducted air-conditioning, power points with USB-C fast charging ports, keyless entry, surveillance camera, provision for wall hung TV points with HDMI
- Automotive garage with provision for EV charger, internal access & additional parking space on the driveway
- Zoned for most desired Kent Road Public School & Epping Boys High School
- Bus stop at the doorstep towards Macquarie Centre and Macquarie University

What a great opportunity - turn key quality home in an unmatched premium location!

### Disclaimer:

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.