

**171 Abell Road, Marsden Park, NSW, 2765**

**Urban.** Land  
Housing

**House For Sale**

Saturday, 23 November 2024

171 Abell Road, Marsden Park, NSW, 2765

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Entertainers Dream!

Built by Eden Brae, sitting on a commanding 436m<sup>2</sup> parcel, this entertainers dream is one not to be missed!

The home itself comprises of four or five bedrooms, two and a half bathrooms and a double lock up garage. The hub of the home being the kitchen encompasses stone benchtops, 900mm stainless steel appliances and walk in pantry. The dining area opens out to a massive pergola and entertaining area complete with pizza oven and fire pit.

The upper level of the property houses four large bedrooms including master with ensuite and walk in robe.

### Property Features:

- Solar panels
- Security system
- Downlights to lower level
- Low maintenance outdoor entertaining area
- Built by Eden Brae
- Ducted air conditioning
- Fire pit
- Pergola
- Stone benchtops
- Close to all amenities

### 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 inquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision