

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



**House For Sale**

Friday, 15 November 2024

485 Abell Road, Marsden Park, NSW, 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Garry Thandi

## A North-Facing Family Masterpiece with Breathtaking Views

Presenting 485 Abell Road, situated in a tranquil corner, this exceptional north-facing residence is a testament to meticulous craftsmanship and luxury living. Designed with architectural brilliance, this custom-built house offers a haven of sophistication and comfort.

Key Features: Step into a world of sophistication through the grand entrance, adorned with ambient lighting, welcoming you into the epitome of luxury living.

Indulge in culinary delights in the chef's dream kitchen, featuring a generous 40-millimeter stone benchtop, polyurethane cabinetry, and top-of-the-line appliances. The open living and dining area, boasting a high ceiling, creates an inviting ambience for gatherings and entertainment throughout the year.

Retreat to the master bedroom, a sanctuary of relaxation, complete with an attached walk-in robe and a luxurious ensuite. Step out onto the expansive balcony to admire panoramic views of the Blue Mountains. With additional well-proportioned bedrooms, a ground-floor guest suite, and luxurious bathrooms, every aspect of this home exudes comfort and elegance. The outdoor paradise beckons, offering a haven for outdoor enthusiasts with a fully equipped with the provision of an outdoor kitchen in an alfresco area and a generously sized backyard, perfect for year-round entertainment and relaxation.

### || Property High-End Features ||

- 5 Bedrooms | 3 Bathrooms | 2 Car
  - Modern facade
  - High ceilings
  - Dual Balcony
  - Separate living & dining area
  - Wide entry
  - Digital lock
  - Keyless entry
  - 40 mm stone benchtop with waterfall edges
  - 900 gas cooktop
  - Built-in microwave & oven
  - Soft closing cabinetry
  - Deluxe Master ensuite featuring a spacious walk-in wardrobe & balcony
  - 4 Generous-sized bedrooms with built-in wardrobes
  - Open plan kitchen/living/dining
  - Ample led downlight throughout
  - Quality ceiling fans throughout
  - 3 Ultra luxury bathrooms
  - Fully tiled bathroom from floor to ceiling
  - Designer tapware
  - Plumbing to the fridge
  - Data points though out
  - Professionally landscaped front and backyard
  - Low-maintenance backyard
  - Many more
  
  - Short driving distance to newly purposed High school, Park & Shops
- Location Highlights: -
- Approx. 3-minute drive to New Melonba High School

- Approx. 7 minutes a drive to St Luke's Catholic College
- Approx. 8 mins drive to Northbourne Primary School & Elara Shops
- Approx. 12 -13 mins drive to Ikea, Bunnings, Costco & Schofields Train Station

For more information

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