

**76 Mangrove Circuit, Marsden Park, NSW, 2765**

**Urban.** Land  
Housing

**House For Sale**

Sunday, 8 December 2024

76 Mangrove Circuit, Marsden Park, NSW, 2765

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**

## Exceptional Reserve Front Living

Experience Unparalleled Luxury at 76 Mangrove Circuit (Melonba), Marsden Park!.

Step into a realm of sophistication and elegance with this exquisite residence at 76 Mangrove Circuit (Melonba), Marsden Park. This property redefines luxury living with its impeccable design and premium features, setting a new standard for opulent comfort.

From the moment you arrive, you'll be captivated by the expansive and thoughtfully designed interior, which includes five generously sized bedrooms. Each room offers a serene retreat, combining both style and functionality. The home's three meticulously crafted bathrooms echo a spa-like ambiance, featuring high-end fixtures and finishes that cater to both daily needs and indulgent relaxation.

The open-plan living areas are a highlight of this home, designed to seamlessly blend with the outdoors and perfect for both intimate family moments and grand entertaining. High ceilings and expansive windows create an inviting atmosphere, while the gourmet kitchen stands as a culinary masterpiece. Equipped with top-of-the-line appliances, sleek cabinetry, and a spacious island bench, it is both a practical workspace and an entertainer's dream.

Situated opposite a picturesque reserve, this residence offers tranquil views and an unparalleled sense of serenity. The north-facing yard is an entertainer's paradise, providing a versatile space for outdoor activities and social gatherings year-round.

Every detail of this home reflects superior craftsmanship, from its elegant finishes to its functional design. A single-car garage offers secure parking with additional space for storage or potential customization.

### Key Features:

- High Ceilings throughout
- 40mm stone benchtops
- ducted air conditioning
- 900mm gas appliances
- floor to ceiling tiles in the bathroom
- Close to parks and new shopping village (under construction)

\*Please note property is located in Melonba

### 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. 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.