

**51/140 Hollinsworth Road, Marsden Park, NSW,  
2765**



**Sold Other**

Sunday, 10 November 2024

51/140 Hollinsworth Road, Marsden Park, NSW, 2765

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Sharon George  
0245876666

## Over 55's Community Living - 2 bedroom + study

Welcome to Stoney Creek, located in a secured community you will find this impressive over 55's two bedroom villa with study. From the moment you pass through the security gates you are met by the immaculate open grassed communal areas offering fully fenced off-lead dog run, a resort style pool with BBQ facilities, community clubhouse, library and a 2nd pool with another BBQ area.

Enjoy the benefits of the regular planned social events and outings on offer. Relax in one of the numerous communal areas. With on-site management it is a great place to relax, socialise and enjoy your life in style.

- Open plan lounge and dining area featuring raked ceilings which optimises light and space
- Gourmet kitchen boasting stainless steel appliances, gas cooking and plenty of cupboard space
- Modern bathroom highlighting quality fixtures and fittings
- 2 spacious bedrooms each with built in wardrobe and bathroom access from the main, plus a study off the lounge area
- Secured single carport
- Private decking area to relax
- Split system air-conditioner & ceiling fans throughout
- Pet friendly

This is a land lease community where you own the home outright whilst paying a modest fee on a long-term lease on the land.

- No stamp duty
- No council rates
- No exit fees or deferred management fees
- Keep 100% of any capital gains

Perfectly situated close to public transport as well as the M4 and M7, no matter the destination the journey will be a breeze.

- Shopping Precinct - 5 minutes
- Hospitals - 16 and 23 minutes
- Bus Stop next to community entry
- Riverstone Station - 10 minutes
- Parramatta CBD - 25 minutes
- Penrith CBD - 25 minutes

### **\*\*Disclaimer\*\***

All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.