

**191/140 Hollinsworth Road, Marsden Park, NSW
2765**



Retirement Living For Sale

Thursday, 9 January 2025

191/140 Hollinsworth Road, Marsden Park, NSW 2765

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



Jayne Berry
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\$490,000

Embrace a relaxed lifestyle in this stylish two-bedroom home, designed for easy maintenance so you can pack up and travel with ease at a moment's notice. The open-plan layout boasts raked ceilings and transom windows overhead the kitchen and living areas, alongside split-system air-conditioning and ceiling fan, ensuring a light-filled and comfortable living space. The modern kitchen features a central island with breakfast bar, perfect for casual dining. Pull-out under-counter storage ensures practicality, with a gas cooktop and oven, dishwasher, plus generous storage, catering to your everyday needs. The home offers two carpeted bedrooms with built-in wardrobes and ceiling fans, the master with added air-conditioning for ultimate comfort. The bathroom is complete with a frameless shower, plus a second powder room to the internal walk-through laundry, for added convenience. Enjoy outdoor entertaining on the rear timber deck, complete with shade awnings for added privacy. With a covered remote-access carport and a garden shed to the paved backyard, this fully fenced, pet-friendly home has everything you need to downsize in style!

Home Features:

- Open plan, two-bedroom design
- Master bedroom with air-conditioning
- Split-system heating and cooling and ceiling fans
- Easy-care vinyl flooring, modern lighting
- Modern kitchen with generous storage
- Gas cooktop & wall-mounted oven, dishwasher
- Rear timber deck with external privacy awnings
- Single bathroom with additional powder room
- Separate walk-through laundry
- Covered carport with remote access
- Security screen doors
- External shade awnings
- Paved backyard with garden shed
- Fully fenced, pet friendly property

Always feel connected. Whether you are visiting family, going on a holiday, or running errands, Stoney Creek offers both convenience and connection to shopping, cafes, medical facilities, club/pubs and restaurants. 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
- RSL – 18 minutes
- Hospitals – 16 and 23 minutes
- Bus Stop next to community entry
- Riverstone Station – 10 minutes
- Parramatta CBD – 25 minutes
- Penrith CBD – 25 minutes

Maximise your lifestyle as part of a vibrant and active community. Say hello to living on your terms with like-minded people at the same stage of life.

Resident benefits:

- Social calendar of activities
- Clubhouse and community shed: library, billiard table, lounge and alfresco
- Enclosed dog park
- Indoor and outdoor pool
- Pet friendly

Ingenia Lifestyle Stoney Creek is a land lease community operating under a simple financial model where you own the home outright and enter 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

Ingenia Lifestyle is one of the major providers of over 55 lifestyle communities in Australia, with nearly a decade of experience. We take pride in creating, modern and inclusive communities for our residents.

Ingenia Lifestyle resident benefits:

- Discount at Ingenia Holiday Parks
- Access to Ingenia Care
- Access to Ingenia Activate

A land lease home operates under the land lease model, supported by specific government legislation which guarantees ongoing financial security and peace of mind. The model lets you enjoy the benefits of conventional home ownership, with residents owning their own home, without the cost of buying the land and paying council rates. Should you ever wish to sell, the capital gain is all yours, without exit fees. But you also enjoy the advantage of no ongoing council rates or paying stamp duty, just a weekly site fee which eligible residents offset with rental assistance. Book your private consultation today and discover how you can start your new, relaxed way of living at Ingenia Lifestyle Stoney Creek.